

City of Oak Ridge Tennessee
COMMUNITY DEVELOPMENT BLOCK GRANT
3-Year Consolidated Plan
For The Period Of:
July 1, 2023 – June 30, 2026
Public Comment Period Draft



Warren L. Gooch, Mayor
Jim Dodson, Mayor Pro-Tem
Sean Gleason
Derrick Hammond
Chuck Hope
Charlie Hensley
Ellen Smith

Jack Suggs, Interim City Manager

CDBG Committee, Staff
Jacob Smith, Planning & Development
Carrie Burrell, Planning & Development
Tammy Rackard, City Attorney
Wayne Blasius, Planning & Development

www.oakridgetn.gov



TABLE OF CONTENTS

Setup (Administration, Grantee Information and Contacts)	
AD-25; AD-50; AD-55	4, 5
Executive Summary	
ES-05	6
The Process	
PR-05 Lead & Responsible Agencies	9
PR-10 Consultation	9
PR-15 Citizen Participation	12
Needs Assessment	
NA-05 Overview	14
NA-10 Housing Needs Assessment	14
NA-15 Disproportionately Greater Need: Housing Problems	18
NA-20 Disproportionately Greater Need: Severe Housing Problems	19
NA-25 Disproportionately Greater Need: Housing Cost Burden	21
NA-30 Disproportionately Greater Need: Discussion	21
NA-35 Public Housing	22
NA-40 Homeless Needs Assessment	24
NA-45 Non-Homeless Needs Assessment	26
NA-50 Non-Housing Community Development Needs	27
Market Analysis	
MA-05 Overview	29
MA-10 Number of Housing Units	29
MA-15 Cost of Housing	31
MA-20 Condition of Housing	33
MA-25 Public and Assisted Housing	35
MA-30 Homeless Facilities	37
MA-35 Special Needs Facilities and Services	38
MA-40 Barriers to Affordable Housing	40
MA-45 Non-Housing	41
MA-50 Needs and Market Analysis Discussion	45
MA-60 Broadband Needs of Housing occupied by Low/Mod Income	46
MA-65 Hazard Mitigation	46
Strategic Plan	
SP-05 Overview	47
SP-10 Geographic Priorities	47
SP-25 Priority of Needs	49
SP-30 Influence of Market Conditions	49
SP-35 Anticipated Resources	50
SP-40 Institutional Delivery Structure	51
SP-45 Goals	53
SP-48 Goals Summary	53
SP-50 Public Housing Accessibility and Involvement	54
SP-55 Barriers to Affordable Housing	54
SP-60 Homeless Strategy	55
SP-65 Lead Based Paint Hazards	57
SP-70 Anti-Poverty Strategy	57
SP-80 Monitoring	58

1st Annual Action Plan of the Consolidated Plan - Next Page

Annual Action Plan (1st of 3)

(Attached Separate Document Submitted with Consolidated Plan)

AP-15 Expected Resources	1
AP-20 Annual Goals and Objectives	2
AP-23 Annual Goals Summary	2
AP-35 Projects	3
AP-50 Geographic Distribution	4
AP-55 Affordable Housing	5
AP-60 Public Housing	6
AP-65 Homeless and Other Special Needs Activities	7
AP-75 Barriers to Affordable Housing	9
AP-85 Other Actions	10
AP-90 Program Specific Requirements	13

Appendix for both Consolidated and Annual Action Plan

- A. SF 424 & Certifications
- B. Public Notices
- C. Fair Housing Community Development
- D. 711 for Telecommunications Relay Services

Consolidated Plans

AD-25 Administration of the Consolidated Plan

Strategic Plan Beginning Year:*	<input type="text" value="2023"/>
Ending Year:*	<input type="text" value="2026"/>
Title:*	<input type="text" value="Consolidated Plan PY23-25"/>
Plan Version:*	<input type="text" value="1.0"/>
If Amendment:	<input type="text" value="N/A"/>
Programs included:*	<div><input checked="" type="checkbox"/> CDBG <input type="checkbox"/> HOME <input type="checkbox"/> HOPWA <input type="checkbox"/> ESG</div>
Housing Trust Fund Subgrantee:	<input type="text" value="No"/>
Consolidated Plan is for*:	<input type="text" value="Grantee"/>
<div><input type="button" value="Add Survey Data Source"/> <input type="button" value="Add Administrative Data Source"/></div>	

Public Housing Agencies

Code	Agency Name
TN088	Oak Ridge Housing Authority

AD-50 Verify Grantee/PJ Information in IDIS

Grantee Information		
Lead Agency: <input type="text" value="OAK RIDGE"/>		
Please review all information below and submit updates to the HUD FO Acceptor.		
Year: <input type="text" value="1994"/>	Start Date: <input type="text" value="07/01/1994"/>	End Date: <input type="text" value="06/30/1995"/>
*Address: <input type="text" value="City of Oak Ridge"/> <input type="text" value="Planning & Development Department"/> <input type="text" value="200 S Tulane Ave. PO Box 1"/>		
*City: <input type="text" value="Oak Ridge"/>		
*State/Territory: <input type="text" value="TN"/>		
*Zip Code: <input type="text" value="37831"/> - <input type="text" value="0001"/>		

AD-55 Verify Grantee/PJ Program Contacts

Chief Elected Official (Primary Contact) ⓘ	
Prefix:	The Honorable
First Name:	Warren
Middle Initial:	
Last Name:	Gooch
Suffix:	
Title:	Mayor
Email:	wgooch@oakridgetn.gov
Address 1:	200 S. Tulane Ave
Address 2:	
City:	Oak Ridge
State:	TN
Zip Code:	37830
Telephone:	865-425-3432
Update New Change to Another	

CDBG Contacts			
First contact		Second contact	
Prefix:	Mr	Prefix:	Mr
First Name:	Jacob	First Name:	Wayne
Middle Initial:		Middle Initial:	
Last Name:	Smith	Last Name:	Blasius
Suffix:		Suffix:	
Title:	Sr. Planner	Title:	Com Dev Director
Email:	jfsmith@oakridgetn.gov	Email:	wblasius@oakridgetn.gov
Address 1:	200 S Tulane Ave	Address 1:	PO Box 1
Address 2:	P.O. Box 1	Address 2:	
City:	Oak Ridge	City:	Oak Ridge
State:	TN	State:	TN
Zip Code:	37831	Zip Code:	37831
Telephone:	865-425-3580	Telephone:	865-425-3531
Update New Change to Another		Update New Change to Another Clear	

Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Oak Ridge receives CDBG funding administered by the U.S. Department of Housing and Urban Development. The Consolidated plan is the document that the City of Oak Ridge submits to the U.S. Department of Housing and Urban Development (HUD) as a requirement to receive funding for the CDBG program. All CDBG recipients are required to submit a Consolidated Plan every three years to HUD for review. These plans identify community-specific housing and non-housing needs and outline strategies for addressing them. The Consolidated Plan is required to address the following HUD National Objective Categories:

- Activities Benefiting Low Moderate Income Persons
- Prevention/Elimination of Slum or Blight
- Urgent Need

The Consolidated Plan is the City's guide for implementation of policies and programs that further HUD national objectives for the CDBG program. CDBG funds can be used for a variety of activities to help low to moderate (L/M) income people and neighborhoods such as housing rehabilitation, public facilities, community services, infrastructure, transitional housing, economic development, code enforcement activities, and elimination of blight. The City of Oak Ridge Consolidated Plan for Program Years 2023-2025 was developed through a public participation process. The City held three public meetings to receive comments and recommendations from citizens, non-profit agencies, faith-based organizations, and City staff. The City will submit three Annual Action Plans during the Consolidated Plan period of 2023-2026. Each Annual Action Plan will describe the City's plan for investing CDBG entitlement funds for the upcoming year. The first Annual Action Plan for the City of Oak Ridge's Consolidated Plan Program Year (PY) 2023-2025 will be for (PY) 2023/Fiscal Year (FY) 2024.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

Through the data collection and public participation processes, the City of Oak Ridge developed priority strategies, objectives, and performance measurements to meet the needs of the homeless, the non-homeless with special needs, and community development initiatives. The City's CDBG entitlement funds for the three-year period of July 1, 2023 through June 30, 2026 support the following initiatives:

- Neighborhood improvement projects
- Renovation of Manhattan District Overlay (MDO) homes
- Public Facility Improvement
- Infrastructure projects that provide safety and connectivity within the identified "Target Areas"
- Grant Administration

The investment activities listed above focus on revitalization efforts that improve the overall quality of life for Oak Ridge residents.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City of Oak Ridge has not been able to execute a portion of the originally planned activities during the previous Consolidated Plan due to unavoidable obstacles presented during the COVID-19 pandemic. The City was primarily focused on Urgent Need activities designed to prevent, prepare and respond to COVID-19 that required two “Substantial Amendments” of the PY2019 Annual Action Plan.

The City has been generally successful in achieving its COVID-19 “prevent, prepare, respond” goals through community partnerships. Last year, the City of Oak Ridge LAND BANK worked with Trinity Outreach Center of Hope (TORCH) to assist the homeless population through rapid rehousing and prevention efforts by providing low cost land to construct new transitional housing for their homeless clients. The City also continues to partner with ADFAC through their homeless prevention program, which is funded by City tax dollars.

The Oak Ridge Land Bank Corporation was created pursuant to the authority of the Tennessee Local Land Bank Pilot Program set forth in Tennessee Code Annotated §13-30-101 et seq. By such statute, the Oak Ridge Land Bank Corporation has authority to create a land bank for real property located within the boundaries of Oak Ridge. For purposes of this chapter, “land bank” means real property, however obtained or acquired and held by the Oak Ridge Land Bank Corporation, with the intent of acquiring and holding on the real property so acquired until such time as the corporation is able to find a willing and able buyer to acquire the real property from the corporation and redevelop it in accordance with adopted plans and codes.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The City of Oak Ridge recognizes the importance of citizen participation and includes it as a goal in the CDBG program. Citizens are informed of public hearings, staff meetings, City Council meetings and work sessions, and Fair Housing Month. Information about the CDBG program is also available on the City’s website at:

<http://www.oakridgetn.gov/CDBG-PUBLIC-COMMENT>

The Consolidated Plan, Annual Action Plan, (AAP) and Consolidated Annual Performance and Evaluation Report (CAPER) are available for download on the City’s website as well. City staff attempts to stay informed about programs funded through other sources, and makes every effort to inform community organizations of this information.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

The City held three public Needs Assessment meetings for the PY23-25 Consolidated Plan and PY 23 Annual Action Plan to receive input from citizens. All of the public meetings were advertised in the *Oak Ridger* newspaper online and in common places of assembly in accordance with the Citizen Participation Plan prior to each meeting. The First public meeting was held on February 21, 2023 at 12:00 – 1:30 p.m. at the Municipal Building in the Planning Development Conference Room. One citizen attended in addition to members of the CDBG Committee. The Second public meeting was held on February 21, 2023 at 4:00-5:30 p.m. at the City of Oak Ridge Municipal Courtroom Prior to City Council Meeting. One citizen attended this meeting in addition to parties associated with the City Council. The Third public meeting was held on February 25, 2023 at 10:00-11:30 a.m. at the City of Oak Ridge Public Library. No citizens were specifically present for the public meeting but walk up interest did occur. Most of the dialog from this meeting was informational only and did not produce any public comment besides general gestures of support.

While there were not many citizens present any of the Needs Assessment Public Meetings, citizens provided feedback through returned surveys and other public venues such as the Chamber of Commerce and the Oak Ridge Land Bank public meetings. Information from the HUD surveys can be found in the Consolidated Plan. In summary, citizens rated public facilities and infrastructure improvements as the community’s greatest need. Re-defined historic districting, creation of an Oak Ridge Downtown with mixed use housing and commercial development, increased code enforcement activities and transportation services were also rated high. Other activities such as home repair and neighborhood improvement projects ranked medium as a community need.

The 30-Day Public Comment Period for the proposed PY23/25 Consolidated Plan and the PY23/FY24 Annual Action Plan will begin on Friday, May 5, 2023 will end on Monday, June 5, 2023.

A public hearing for both proposed plans will be held on Monday, June 12, 2023 during the regularly scheduled City Council meeting beginning at 7:00 p.m. at the Oak Ridge Municipal Building (as advertised on June 5, 2023).

6. Summary of comments or views not accepted and the reasons for not accepting them.

Additional comments were received for various city services and projects, but those were for areas outside the CDBG target areas or otherwise not consistent with HUD National Objectives.

7. Summary

Preparation of the City of Oak Ridge Consolidated Plan (Con-Plan) PY2023-2025 is a significant project, requiring the support of municipal staff, elected officials, and the public at large. This Con-Plan will primarily focus on: Housing Renovations, Public Facility/Infrastructure Improvements and Grant Administration.

Copies of the City of Oak Ridge Consolidated Plan 2023-2025 and the PY2023/FY2024 Annual Action Plan will be available for review in the City Clerk's office, in the Planning & Development Department, and in the Oak Ridge Public Library. Both plans are also available online at: <http://www.oakridgetn.gov/CDBG-PUBLIC-COMMENT> and City Facebook/Twitter pages. Please contact Jacob Smith - jfsmith@oakridgetn.gov or 865-425-3580 with any questions about the CDBG program.

The Process

PR-05 Lead & Responsible Agencies - 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

Agency Role	Name	Department/Agency
Lead Agency	OAK RIDGE, TN	
CDBG Administrator	OAK RIDGE, TN <input type="button" value="Change"/> <input type="button" value="Remove"/>	<input type="text" value="Planning & Development Department"/>

IDIS Table 1

Narrative (optional):

The City of Oak Ridge is the lead agency and local jurisdiction responsible for overseeing the development of the Consolidated Plan and the administration of CDBG entitlement funds. A modified City Manager-Council form of government governs the City of Oak Ridge. This governing body consists of a seven member City Council that elects one of its members as Mayor to serve as the ceremonial head of the City and presiding officer of the City Council. The City Manager and City Attorney are appointed by the City Council.

Consolidated Plan Public Contact Information:

Copies of the City of Oak Ridge Consolidated Plan PY2023-2025 and the PY2023/FY2024 Annual Action Plan are available for review in the City Clerk's office, in the Planning & Development Department, and in the Oak Ridge Public Library. Both plans are also available online at: <http://www.oakridgetn.gov/CDBG-PUBLIC-COMMENT>. Please contact Jacob Smith at jfsmith@oakridgetn.gov or 865-425-3580 with any questions about either of the plans.

PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

Introduction:

The City of Oak Ridge regularly consults with public and private agencies that provide assisted housing, health services and social services, including providers to children, elderly people, people with disabilities and their families, and homeless people. Agencies include:

- City of Oak Ridge (COR)
- Oak Ridge Land Bank (ORLB)
- Oak Ridge Chamber of Commerce (ORCC)
- Tennessee Valley Coalition to End Homelessness (TVCEH)
- Aid to Distressed Families of Appalachian Counties, Inc. (ADFAC)
- Habitat for Humanity of Anderson County (HHAC)
- Emory Valley Center (EVC)
- Ridgeview Psychiatric Hospital and Services, Inc. (RPHS)
- East Tennessee Family Services (ETFS)
- Oak Ridge Housing Development Corp. (ORHDC)
- Oak Ridge Housing Authority (ORHA)
- Tennessee (Trinity) Outreach Center of Hope (TORCH)
- Oak Ridge Neighborhood Watch Captains
- Anderson County Family Justice Center (ACFJC)

The City also consults with an internal housing committee that consists of employees from various departments. Employees from Planning & Development, Finance, Public Works and Legal consulted regularly to discuss CDBG program initiatives. On occasion, the committee meets with external stakeholders to discuss partnership opportunities that are mutually beneficial.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

The City of Oak Ridge has ongoing relationships with many housing providers working on housing development activities. The city also works with the ORHA to utilize Section 8 vouchers from the federal government to address the housing needs of the city's lowest income households. Through the Continuum of Care (CoC) processes, the City of Oak Ridge maintains relationships with mental health providers, homeless shelter and services providers, and other state/local government agencies with specific responsibilities for homeless individuals and families. The city also participates in a variety of other groups that seek to address other issues that relate to housing and service needs. The Oak Ridge Land Bank (ORLB) is also the first of its kind in Tennessee. Together, the City and ORLB are working to enhance and modify state laws to further support the elimination of blight and reduce rate of deterioration facing our WWII era housing stock.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The City is an active member of the Tennessee Valley Coalition to End Homelessness (TVCEH), the lead agency in the regional Continuum of Care (CoC). The City's Community Development Specialist attends monthly CoC meetings and serves on additional sub-committees. Coordination with the CoC is invaluable as it provides the City an opportunity to participate in dialog with numerous organizations that are committed to addressing the needs of the homeless population.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS.

The City partners with TORCH, a member of the Tennessee Valley Coalition to End Homelessness (TVCEH). They have the required Certification of Participation with Continuum of Care, certifying that their application is aligned with the Continuum of Care's strategies for preventing and ending homelessness and creating housing stability. More information about TORCH is available at: <http://www.oakridgetorch.org/our-story/>.

TORCH acknowledges that agencies using ESG grant funds to provide services must coordinate with other agencies by entering information into the Homeless Management Information System (HMIS). Among other benefits, the HMIS helps prevent the duplication of services. The TVCEH provides TORCH quarterly monitoring reports for data entered in the HMIS system.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Sort*	Agency/Group/Organization*	Agency/Group/Organization Type*	What section of the Plan was addressed by Consultation?*	Action
1	<div>Select Organization</div> <div>City of Oak Ridge</div>	<input type="checkbox"/> Housing <input type="checkbox"/> PHA <input type="checkbox"/> Services - Housing <input type="checkbox"/> Services-Children <input type="checkbox"/> Services-Elderly Persons <input type="checkbox"/> Services-Persons with Disabilities <input type="checkbox"/> Services-Persons with HIV/AIDS <input type="checkbox"/> Services-Victims of Domestic Violence <input type="checkbox"/> Services-homeless <input type="checkbox"/> Services-Health <input type="checkbox"/> Services-Education <input type="checkbox"/> Services-Employment <input type="checkbox"/> Service-Fair Housing <input type="checkbox"/> Services - Victims <input type="checkbox"/> Services - Broadband Internet Service Providers <input type="checkbox"/> Services - Narrowing the Digital Divide <input type="checkbox"/> Health Agency <input type="checkbox"/> Child Welfare Agency <input type="checkbox"/> Agency - Managing Flood Prone Areas <input type="checkbox"/> Agency - Management of Public Land or Water Resources <input type="checkbox"/> Agency - Emergency Management <input type="checkbox"/> Publicly Funded Institution/System of Care (I) <input type="checkbox"/> Other government - Federal <input type="checkbox"/> Other government - State <input type="checkbox"/> Other government - County <input checked="" type="checkbox"/> Other government - Local <input type="checkbox"/> Regional organization <input type="checkbox"/> Planning organization <input type="checkbox"/> Business Leaders <input type="checkbox"/> Civic Leaders <input type="checkbox"/> Business and Civic Leaders <input type="checkbox"/> Other <div>Optional Designation(s)</div> <input type="checkbox"/> Community Development Financial Institution <input type="checkbox"/> Foundation <input type="checkbox"/> Grantee Department <input type="checkbox"/> Major Employer <input type="checkbox"/> Neighborhood Organization <input type="checkbox"/> Private Sector Banking / Financing	<input checked="" type="checkbox"/> Housing Need Assessment <input checked="" type="checkbox"/> Public Housing Needs <input type="checkbox"/> Homeless Needs - Chronically homeless <input type="checkbox"/> Homeless Needs - Families with children <input type="checkbox"/> Homelessness Needs - Veterans <input type="checkbox"/> Homelessness Needs - Unaccompanied youth <input checked="" type="checkbox"/> Homelessness Strategy <input type="checkbox"/> Non-Homeless Special Needs <input type="checkbox"/> HOPWA Strategy <input checked="" type="checkbox"/> Market Analysis <input checked="" type="checkbox"/> Economic Development <input type="checkbox"/> Lead-based Paint Strategy <input type="checkbox"/> Anti-poverty Strategy <input type="checkbox"/> Other	
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? Grantee - Full-Service Municipal Government				

IDIS Table Set 2 - Additional tables entered into IDIS for partnering agencies as listed in Section PR-10

Identify any Agency Types not consulted and provide rationale for not consulting:

The City advertised all public meetings for input and one public hearing during City Council meeting after the required 30-day public comment period in the local newspapers and on the City's website to include social media outlets and physical posting throughout the City in public and community businesses. The City also notified the Continuum of Care (CoC) about the planning phase of this Annual Action Plan. All agencies were invited to consult with the City of Oak Ridge. Not all agencies chose to participate by their own accord. This plan was created in an open and transparent manner.

Describe other local/regional/state/federal planning efforts considered when preparing the Plan.

Sort*	Name of Plan*	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?	Action
1	Continuum of Care	Tennessee Valley Coalition to End Home	The TVCOC serves a dual purpose in the arena of homeless service delivery. This dual approach is through a regional planning body that addresses the service delivery system. Our CoC plans, develops and implements collaborative services designed to	<div>^</div> <div>▼</div>
<div>Add Plan Effort</div> (Optional)				

IDIS Table 3

"The TVCOC serves a dual purpose in the arena of homeless service delivery. This dual approach is through a regional planning body that addresses the service delivery system. Our CoC plans, develops and implements collaborative services designed to provide needed care and create systemic change within our region. Members of the Tennessee Valley CoC work together to address the larger picture and identify gaps in the services, unmet needs, and what future services might be required."

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

The City continues to maintain working relationships with local, state and federal governments for all provided services and initiatives. Implementation the Consolidated plan is no exception. The City and the Oak Ridge Land Bank along with other public entities work together in assessing needs and formulating strategies to address housing and community needs as outlined in this plan.

Narrative (optional):

The City of Oak Ridge values its partnerships with area nonprofit organizations, the Oak Ridge Public Housing Authority (ORPHA), the regional Continuum of Care (CoC), state and federal officials, and the public at large. Coordination among the aforementioned entities, in addition to City staff and HUD regional staff, is essential to the community's ability to provide a variety of much needed services.

PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting.

The Citizen Participation Plan (CPP) establishes the City of Oak Ridge's policies and procedures for citizen participation in the development of the CDBG Consolidated Plan, Annual Action Plans, including any subsequent amendment(s) and the CAPER. The CPP provides an opportunity for nonprofit service agencies and the community to work in partnership with the City to identify needs and allocate the CDBG funds. The CPP encourages participation from all citizens.

Preparation of the three-year Consolidated Plan and the one-year Annual Action Plans include the involvement of Planning & Development staff, an internal housing Committee, the City Manager and City Council. The City's CDBG administrator is Jacob Smith, Senior Planner. The CDBG program administrator records the CDBG housing committee recommendations, tracks CDBG expenditures and serves as the City's contact person for the CDBG program.

The CDBG Housing Committee is comprised of the City's CDBG program administrator and representatives from various City departments. This committee serves as an advisory group to the City Manager and City Council on planning, implementation and assessment of CDBG programs/activities through the following tasks:

- Collection of citizen input with respect to neighborhood/community needs
- Consultation with potential CDBG sub-recipients during the application process
- Consultation with internal housing committee and senior management to discuss community goals
- Committee Review of applications and proposed projects
- Staff recommendation to the City Manager for City Council's approval
- Review of progress on projects/programs

The CDBG housing committee provides program and funding recommendations to the City Manager for City Council's review and approval. The City Council is responsible for executing the procedures established in the CPP. The City Council makes the final determination about the priority of various community needs each year when allocating CDBG funds through the approval of the one-year Annual Action Plan.

The City of Oak Ridge staff and elected officials recognize that CDBG entitlement funds are taxpayer money returned to the City to be used primarily to benefit extremely low, low and moderate-income residents. City staff and elected officials are stewards of this public money and will openly discuss all records, except for those confidential records protecting a household's privacy. The City of Oak Ridge presents the following CPP, in accordance with 24 CFR Parts 91, et.al.

Citizen Participation Outreach

Sort	Mode Of Outreach:	Target Of Outreach:
1	<input type="radio"/> Public Meeting <input type="radio"/> Public Hearing <input type="radio"/> Newspaper Ad <input type="radio"/> Internet Outreach <input checked="" type="radio"/> 1st NEEDS ASSESSMENT	<input checked="" type="checkbox"/> Minorities <input type="checkbox"/> Non-English Speaking - Specify other language: <input type="text"/> <input type="checkbox"/> Persons with disabilities <input checked="" type="checkbox"/> Non-targeted/broad community <input type="checkbox"/> Residents of Public and Assisted Housing <input type="checkbox"/> Other <input type="text"/>
Summary of response/attendance		held on February 21, 2023 at 12:00 p.m. 1:30 p.m. at the Municipal building in the Planning Development Conference Room. One citizen attended in addition to members of the CDBG Committee
Summary of Comments Received		obligating unspent funds for infrastructure and public facility improvements
Summary of comments not accepted and reasons		Activities outside the CDBG Target Area
URL if applicable: <input type="text"/>		

Sort	Mode Of Outreach:	Target Of Outreach:	
2	<input type="radio"/> Public Meeting <input type="radio"/> Public Hearing <input type="radio"/> Newspaper Ad <input type="radio"/> Internet Outreach <input checked="" type="radio"/> 2nd NEEDS ASSESSMENT	<input type="checkbox"/> Minorities <input type="checkbox"/> Non-English Speaking - Specify other language: <input type="text"/> <input type="checkbox"/> Persons with disabilities <input checked="" type="checkbox"/> Non-targeted/broad community <input type="checkbox"/> Residents of Public and Assisted Housing <input checked="" type="checkbox"/> Other City Council Attendees	
Summary of response/attendance		held on February 21, 2023 at 4:00-5:30 p.m. at the City of Oak Ridge Municipal Courtroom Prior to City Council Meeting. One citizen attended this meeting in addition to parties associated with the City Council	Delete
Summary of Comments Received		Activities that support affordable housing and improvements in Low Mod Areas	
Summary of comments not accepted and reasons		Suggestion for Activities that do not align with HUD National Objectives	
URL if applicable: <input type="text"/>			

Sort	Mode Of Outreach:	Target Of Outreach:	
3	<input type="radio"/> Public Meeting <input type="radio"/> Public Hearing <input type="radio"/> Newspaper Ad <input type="radio"/> Internet Outreach <input checked="" type="radio"/> 3rd NEEDS ASSESSMENT	<input type="checkbox"/> Minorities <input type="checkbox"/> Non-English Speaking - Specify other language: <input type="text"/> <input type="checkbox"/> Persons with disabilities <input type="checkbox"/> Non-targeted/broad community <input checked="" type="checkbox"/> Residents of Public and Assisted Housing <input checked="" type="checkbox"/> Other Walk up inquiries	
Summary of response/attendance		held on February 25, 2023 at 10:00-11:30 a.m. at the City of Oak Ridge Public Library. No citizens were specifically present for the public meeting, but walk-up interest did occur. Most of the dialog from this meeting was informational only and did not produce any public comment besides general gestures of support.	Delete
Summary of Comments Received		Primarily informational only - No actual feedback received.	
Summary of comments not accepted and reasons		None	
URL if applicable: <input type="text"/>			

IDIS Table 4

Sort	Mode Of Outreach:	Target Of Outreach:	
4	<input type="radio"/> Public Meeting <input type="radio"/> Public Hearing <input type="radio"/> Newspaper Ad <input type="radio"/> Internet Outreach <input checked="" type="radio"/> 30 Day Public Comment Period	<input checked="" type="checkbox"/> Minorities <input checked="" type="checkbox"/> Non-English Speaking - Specify other language: Spanish <input checked="" type="checkbox"/> Persons with disabilities <input checked="" type="checkbox"/> Non-targeted/broad community <input checked="" type="checkbox"/> Residents of Public and Assisted Housing <input type="checkbox"/> Other <input type="text"/>	
Summary of response/attendance		will begin on Monday, May 1, 2023 will end on Wednesday, May 31, 2023	Delete
Summary of Comments Received		TBD	
Summary of comments not accepted and reasons		TBD	
URL if applicable: <input type="text"/>			

Sort	Mode Of Outreach:	Target Of Outreach:	
5	<input type="radio"/> Public Meeting <input checked="" type="radio"/> Public Hearing <input type="radio"/> Newspaper Ad <input type="radio"/> Internet Outreach	<input checked="" type="checkbox"/> Minorities <input checked="" type="checkbox"/> Non-English Speaking - Specify other language: Spanish <input checked="" type="checkbox"/> Persons with disabilities <input checked="" type="checkbox"/> Non-targeted/broad community <input checked="" type="checkbox"/> Residents of Public and Assisted Housing <input type="checkbox"/> Other <input type="text"/>	
Summary of response/attendance		held on Monday, June 12, 2023 during the regularly scheduled City Council meeting beginning at 7:00 p.m. at the Oak Ridge Municipal Building	Delete
Summary of Comments Received		TBD	
Summary of comments not accepted and reasons		TBD	
URL if applicable: <input type="text"/>			

Needs Assessment

NA-05 Overview

Needs Assessment Overview:

The City of Oak Ridge has a unique history in that it was selected by the United States government in 1942 as the location for its production plants for uranium 235, a component of the first atomic bomb. The U.S. Corps of Engineers, as part of the secret World War II Manhattan Project, constructed a city and three manufacturing plants of unprecedented scope to develop a technology that ended the war. In less than two years, the federal government constructed a town to employ, house and entertain a population that peaked at 75,000 during the war. Housing ranged from tent/hutments to 1200 sq. ft. homes that were assigned by rank and originally intended to be temporary in nature. Residents lived in seven individual neighborhoods each with commercial and recreational opportunities within walking distance. Each neighborhood was unique in character in addition to the size and style of home offered.

In the years following the war effort, Oak Ridge thrived as the home to nationally recognized research scientists and a highly skilled labor force. However, in recent years many of the houses, facilities, utility infrastructure constructed by the federal government in the years between 1943 and 1947 have deteriorated significantly. Every aspect of these WW2 legacy communities are aging at the same rate, thus creating areas of great maintenance need disproportional to the rest of the city. These neighborhoods experiencing high concentrations of criminal activity as supported by current crime data analysis.

In addition, the City has a disproportionate rate of rental units versus owner-occupied housing, which presents challenges with regard to maintenance and re-investment. The City continues to see an increase in service demand that taxes existing infrastructure and accessibility options.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

The age of the City's housing stock continues to be one of our greatest challenges. Based on the (2018) 5-year Community Survey Estimate (2014-2018) American Community Survey (ACS) data there are a total of 14,109 housing units (± 358). 81.0% of those housing units in Oak Ridge were built before 1989 ($\pm 1\%$) with 55% of them prior to 1959. The other 45.0% of homes were built after 1990. New housing units built in 2010-2018 only account for 3.7% of the total recorded number which means many of the legacy houses still exist and there is a significant shortage of newer updated housing options available.

Of the total housing units, 12,092 (± 415) are occupied. Owner occupied housing units accounts for 61.9% ($\pm 2.6\%$) and renter occupied accounts for 38.1% ($\pm 2.6\%$) which means there are approximately 2,017 vacant housing units in the City. This vacancy rate can further be broken down to 2.6% ($\pm 1.6\%$) for Homeowner units compared to 8.8% ($\pm 3.5\%$) for Rental units. It has been found that 64.4% of vacancies are the pre 1959 housing stock.

There is also a large population of retirees with no expectation of cost of living increases. Based on Income and Benefits estimates, 35.7% of households receive Social Security income compared to 33.7% of households in the State of Tennessee. Similarly, 24.8% of households in Oak Ridge receive retirement compared to 19.2% in the State.

From a population perspective, according to ACS 2014-2018 data, the City of Oak Ridge has continued to lose total resident population at a rate of .0019% (approximately 55 people) per year through 2018. Though this loss of resident number appears minimum, it is a clear indicator of a declining population which can largely be attributed to lack of new desirable housing.

Below Tables Reference 2000 Census (Base Year) 2013-2017 ACS data as it is auto-populated in IDIS

IDIS Table Set 5

Demographics

	Base Year: 2009	Most Recent Year: 2017	%Change
Population	27374	29010	6
Households	12146	12195	0
Median Income	46958	50464	7
	Displayed	Used in Report	
Data Source:	Default Data	2000 Census (Base Year), 2013-2017 ACS (Most Recent Year)	

Number of Households

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	1510	1730	2040	1310	5610
Small Family Households	560	459	730	545	2485
Large Family Households	90	75	105	130	380
Household contains at least one person 62-74 years of age	225	329	465	275	1545
Household contains at least one person age 75 or older	144	255	405	265	724
Households with one or more children 6 years old or younger	285	219	295	270	275
	Displayed	Used in Report			
Data Source:	Default Data	2013-2017 CHAS			

Housing Needs Summary Tables

Housing Problems (Households with one of the listed needs)	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing i.e./s Lacking complete plumbing or kitchen facilities	0	4	15	25	44	25	45	0	4	74
Severely Overcrowded i.e./s With > 1.51 people per room (and complete kitchen and plumbing)	60	0	0	15	75	4	0	0	0	4
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	80	15	115	0	210	0	0	10	10	20
Housing cost burden greater than 50% of income (and none of the above problems)	700	275	50	10	1035	170	239	10	8	427
Housing cost burden greater than 30% of income (and none of the above problems)	79	400	159	20	658	45	175	220	100	540
Zero/negative Income (and none of the above problems)	35	0	0	0	35	45	0	0	0	45
	Displayed	Used in Report								
Data Source:	Default Data	2013-2017 CHAS								

Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden).	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	840	300	180	50	1370	200	279	15	24	518
Having none of four housing problems	234	750	779	560	2323	165	405	1065	680	2315
Household has negative income, but none of the other housing problems	35	0	0	0	35	45	0	0	0	45
	Displayed	Used in Report								
Data Source:	Default Data	2013-2017 CHAS								

Cost Burden > 30%	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	405	235	125	765	44	119	90	253
Large Related	85	64	0	149	0	15	0	15
Elderly	70	79	100	249	147	138	114	399
Other	359	330	49	738	50	175	25	250
Total need by income	919	708	274	1,901	241	447	229	917
	Displayed	Used in Report						
Data Source:	Default Data	2013-2017 CHAS						

Cost Burden > 50%	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	345	65	0	410	40	65	0	105
Large Related	85	4	0	89	0	0	0	0
Elderly	55	20	65	140	109	49	0	158
Other	355	210	0	565	25	115	10	150
Total need by income	840	299	65	1,204	174	229	10	413
	Displayed	Used in Report						
Data Source:	Default Data	2013-2017 CHAS						

IDIS Table Set 5 Continues

Crowding (More than one person per room)	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	80	15	45	15	155	4	0	10	10	24
Multiple, unrelated family households	0	0	70	0	70	0	0	0	0	0
Other, non-family households	60	0	0	0	60	0	0	0	0	0
Total need by income	140	15	115	15	285	4	0	10	10	24
Displayed	Used in Report									
Data Source: Default Data	2013-2017 CHAS									

IDIS Table Set 5 End

Describe the number and type of single person households in need of housing assistance.

The Manhattan District Overlay (MDO) is a local zoning district which refers to areas built by the Federal Government to house employees and their families during the Manhattan Project. As the project came to a close, the Federal Government sold all housing units to willing buyers. To date, many of these 6,000 legacy structures are still occupied and have had limited improvements. The MDO area includes the following neighborhoods: Highland View, Scarboro, East Village and Woodland. There are an estimated 350 single person households in need of housing assistance.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

NIBRS Agency Crime Overview data for 2019 indicates there were a total 2,081 reported cases. Of those, 1,186 cases were cleared with 882 adults and 93 juveniles arrested for a total arrest rate of 5,796 per 100,000 population. Out of the total data numbers: Domestic Violence accounted 207 reported cases with 156 cleared, Crimes Against Persons (specifically involving sexual malfeasance) 28 cases were reported with 17 cleared. Of these cases, disabled and elderly persons (65 and over) involved accounted for 14.

What are the most common housing problems?

Damaged asbestos and lead based paint are still most commonly found in the MDO homes. Many do not have modern electrical wiring and are not insulated (energy efficient) adequately. A noticeable number of these houses have more occupants than intended and do not have off street parking to accommodate the number of vehicles used by occupants. Legacy housing tends to have more roof, siding, plumbing and sewer issues than more modern or maintained structures. Even though many believe these structures have “good bones”, they suffer many issues dealing with basic essential service utility systems.

Are any populations/household types more affected than others by these problems?

Yes. Households that pay 30% or more of their income on housing costs are considered cost-burdened. In 2014-2018, cost burdened households in Oak Ridge accounted for 24.8% of owners with a mortgage, 10.5% of owners without a mortgage and 43.0% of renters. This cost burden increases the deferred maintenance which directly impacts housing problems. Additionally, 509 grandparents live with their grandchildren under the age of 18 years old. Of those grandparents, 54.6% were responsible for the basic needs of their grandchildren while approximately 20% of these grandparents were below poverty or on a fixed income. This combination contributed to further increase housing problems.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance:

There are several risk factors in considering persons who may become homeless such as: Age 50–64, extremely low income (current and lifetime), Disruptive events in youth, Prior imprisonment, Chemical abuse, Psychiatric disorders, Physical health, Victimization, Social supports, and possibly Race. Identifying poverty levels is an essential first step in determining underlying causes (risk factors) for homelessness prevention and rehabilitation. There is not one single solution in addressing the needs of both the current and formally homeless population. Government alone cannot fix the problems many of these individuals or families are experiencing. It takes a community to embrace the

issue and collaborate while applying available resources in a coordinated effort to reduce duplication and maximize effectiveness. Having an established coordinated entry system is key to address many of the known risk factors. The City of Oak Ridge is an active member of TVCEH who serves at our regional Continuum of Care.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

The “At-risk” group of becoming homeless population is generally defined as any person(s) living in poverty who are most at risk of becoming homeless, and demographic groups who are more likely to experience poverty are also more likely to experience homelessness. HUD has published criteria for defining “At Risk of Homelessness” which breaks it down into 3 categories: Individuals and Families, Unaccompanied Children Youth and Families with Children and Youth. The most effective methodology to determine at risk is finding those living in poverty with the highest cost burden.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness:

For the City of Oak Ridge, housing characteristics that are most likely linked with instability and have an increased risk of homelessness would primarily be associated with housing located in the legacy neighborhoods. For many years, CDBG and City Funds have been utilized to eliminate blight in these legacy neighborhoods. The majority of households in less than or equal to 50% HAMFI are residents of the MDO. A brief summary of most common housing problems (characteristics) have been provided earlier in this section.

Discussion:

No further discussion.

NA-15 Disproportionately Greater Need: Housing Problems - 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

(For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in category as a whole).

Introduction:

HUD requires the City of Oak Ridge to examine the municipality’s housing needs based on disproportionately greater need (more than ten percentage points higher) among any specific minority racial and ethnic groups. During the preparation of the Consolidated Plan PY 2023-2025, it was determined that there is NOT a disproportionately greater need according to HUD’s definition among the various races. The City of Oak Ridge internal housing committee will continue to monitor this data when preparing subsequent Annual Action Plans.

Below Tables Reference 2000 Census (Base Year) 2013-2017 ACS data as it is auto-populated in IDIS

IDIS Table Set 6

0%-30% of Area Median Income				
Housing Problem	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Action
Jurisdiction as a whole	1160	270	80	
White	935	245	50	
Black / African American	135	10	4	
Asian	0	0	0	
American Indian, Alaska Native	0	0	0	
Pacific Islander	0	0	0	
Hispanic	45	0	20	
* The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost burden greater than 30%				
	Displayed	Used in Report		
Data Source:	Default Data	2013-2017 CHAS		

IDIS Table Set 6 continued next page

30%-50% of Area Median Income										
Housing Problem	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Action						
Jurisdiction as a whole	1154	580	0							
White	834	515	0							
Black / African American	160	70	0							
Asian	25	0	0							
American Indian, Alaska Native	10	0	0							
Pacific Islander	0	0	0							
Hispanic	114	0	0							
* The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost burden greater than 30%										
<table><tr><td>Displayed</td><td>Used in Report</td><td></td></tr><tr><td>Data Source: Default Data</td><td> 2013-2017 CHAS</td><td></td></tr></table>					Displayed	Used in Report		Data Source: Default Data	 2013-2017 CHAS	
Displayed	Used in Report									
Data Source: Default Data	 2013-2017 CHAS									
50%-80% of Area Median Income										
Housing Problem	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Action						
Jurisdiction as a whole	579	1465	0							
White	405	1190	0							
Black / African American	34	95	0							
Asian	15	50	0							
American Indian, Alaska Native	0	10	0							
Pacific Islander	0	0	0							
Hispanic	120	114	0							
* The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost burden greater than 30%										
<table><tr><td>Displayed</td><td>Used in Report</td><td></td></tr><tr><td>Data Source: Default Data</td><td> 2013-2017 CHAS</td><td></td></tr></table>					Displayed	Used in Report		Data Source: Default Data	 2013-2017 CHAS	
Displayed	Used in Report									
Data Source: Default Data	 2013-2017 CHAS									
80%-100% of Area Median Income										
Housing Problem	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Action						
Jurisdiction as a whole	200	1115	0							
White	155	815	0							
Black / African American	25	199	0							
Asian	10	49	0							
American Indian, Alaska Native	0	15	0							
Pacific Islander	0	0	0							
Hispanic	10	0	0							
* The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost burden greater than 30%										
<table><tr><td>Displayed</td><td>Used in Report</td><td></td></tr><tr><td>Data Source: Default Data</td><td> 2013-2017 CHAS</td><td></td></tr></table>					Displayed	Used in Report		Data Source: Default Data	 2013-2017 CHAS	
Displayed	Used in Report									
Data Source: Default Data	 2013-2017 CHAS									

IDIS Table Set 6 End

Discussion:

No further discussion.

NA-20 Disproportionately Greater Need: Severe Housing Problems - 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

(For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in category as a whole.

Introduction:

HUD requires the City of Oak Ridge to examine the municipality's severe housing problem needs based on disproportionately greater need (more than ten percentage points higher) among any specific minority racial and ethnic groups. During the preparation of the Consolidated Plan PY 2023-2025, it was determined that there is NOT a disproportionately greater need according to HUD's definition among the various races. It is however apparent that populations of all races that reside in MDO legacy houses in this 0%-30% AMI continue to experience more housing problems than the other income classes. The City of Oak Ridge internal housing committee will continue to monitor this data when preparing future Annual Action Plans.

Below Tables Reference 2000 Census (Base Year) 2013-2017 ACS data as it is auto-populated in IDIS

IDIS Table Set 7 next page

IDIS Table Set 7

0%-30% of Area Median Income

Severe Housing Problems*		Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Action
Jurisdiction as a whole	#	1040	399	80	
White	#	805	374	50	
Black / African American	#	135	10	4	
Asian	#	0	0	0	
American Indian, Alaska Native	#	0	0	0	
Pacific Islander	#	0	0	0	
Hispanic	#	45	0	20	

* The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost burden over 50%

	Displayed	Used in Report	
Data Source:	Default Data	Ⓢ	2013-2017 CHAS

30%-50% of Area Median Income

Severe Housing Problems*		Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Action
Jurisdiction as a whole	#	579	1155	0	
White	#	404	935	0	
Black / African American	#	104	120	0	
Asian	#	25	0	0	
American Indian, Alaska Native	#	10	0	0	
Pacific Islander	#	0	0	0	
Hispanic	#	14	99	0	

* The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost burden over 50%

	Displayed	Used in Report	
Data Source:	Default Data	Ⓢ	2013-2017 CHAS

50%-80% of Area Median Income

Severe Housing Problems*		Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Action
Jurisdiction as a whole	#	195	1844	0	
White	#	80	1500	0	
Black / African American	#	0	135	0	
Asian	#	0	65	0	
American Indian, Alaska Native	#	0	10	0	
Pacific Islander	#	0	0	0	
Hispanic	#	115	118	0	

* The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost burden over 50%

	Displayed	Used in Report	
Data Source:	Default Data	Ⓢ	2013-2017 CHAS

80%-100% of Area Median Income

Severe Housing Problems*		Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Action
Jurisdiction as a whole	#	74	1240	0	
White	#	64	900	0	
Black / African American	#	0	225	0	
Asian	#	10	49	0	
American Indian, Alaska Native	#	0	15	0	
Pacific Islander	#	0	0	0	
Hispanic	#	0	10	0	

* The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost burden over 50%

	Displayed	Used in Report	
Data Source:	Default Data	Ⓢ	2013-2017 CHAS

IDIS Table Set 7 End

Discussion:

No further discussion.

NA-25 Disproportionately Greater Need: Housing Cost Burdens - 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

(For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in category as a whole.

Introduction:

HUD requires the City of Oak Ridge to examine the municipality's housing cost burden needs based on disproportionately greater need (more than ten percentage points higher) among any specific minority racial and ethnic groups. During the preparation of the Consolidated Plan PY 2023-2025, it was determined that there is NOT a disproportionately greater need according to HUD's definition among the various races. The City of Oak Ridge internal housing committee will continue to monitor this data when preparing future Annual Action Plans.

Housing Cost Burden		<=30%	30-50%	>50%	No/negative income (not computed)	Action
Jurisdiction as a whole	#	8950	1525	1654	80	
White	#	7550	1205	1255	50	
Black / African American	#	535	125	245	4	
Asian	#	374	15	25	0	
American Indian, Alaska Native	#	35	0	10	0	
Pacific Islander	#	0	0	0	0	
Hispanic	#	349	159	59	20	
Displayed		Used in Report				
Data Source: Default Data				2013-2017 CHAS		

IDIS Table 8

Discussion:

No further discussion.

NA-30 Disproportionately Greater Need: Discussion - 91.205 (b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

NO. During the preparation of the Consolidated Plan PY 2023-2025, it was determined that there is NOT a disproportionately greater need of greater than 10% according to HUD's definition among the various races across all income categories as a whole. The City of Oak Ridge internal housing committee will continue to monitor this data when preparing future Annual Action Plans.

If they have needs not identified above, what are those needs?

The availability of affordable housing continues to be limited within the City of Oak Ridge. Oak Ridge has many high tech jobs during the day, but services related to those jobs are limited due to the current commuting habits associated with workers. Given the predominance of the WWII era legacy housing, the disproportionality of greater need lies with L/M families living in these legacy dwellings. Based on the city's demographics, there are no disproportionate housing problems among residents.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Highland View is primarily white population with black and Hispanic races present; Scarboro is primarily a black population; East Village is primarily white with Asian population; Woodland is primarily white with a diverse population of black, Latino and Asian.

NA-35 Public Housing - 91.205 (b)

Introduction:

The Oak Ridge Housing Authority (ORHA) continues to address the needs of the community to promote safe and affordable housing to families with the greatest needs. The ORHA Public Housing Program (LIPH), provides preferences for homeless, working and disabled families in addition to families that have been displaced by government action (through no fault of the family) and families where a member is a veteran.

The ORHA Housing Choice Voucher Program (HCV), in addition to its preference for homeless, disabled and elderly families, has also expanded its preferences to include working families, families that have been displaced by government action, and veterans. The HCV Program is also participating in the VASH program administered by the Veterans Administration.

The ORHA's Family Self-Sufficiency Program (FSS) will continue to be open for both residents of the Public Housing Program and for participants of the HCV Program to provide the tools and incentives necessary where families can earn a living wage and achieve financial independence and self-sufficiency. ORHA will continue to monitor the changing socio-economic needs of its community and will adjust its policies, as needed, to best serve those families with the greatest need.

Below Tables auto-populated in IDIS

IDIS Table Set 9

Totals In Use									
	Program Type			Vouchers			Special Purpose Vouchers		
	Certificate	Mod-Rehab	Public Housing	Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
	# of units/vouchers in use		122	246		213	27		
*Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-Year, and Nursing Home Transition									
	Displayed	Used in Report							
Data Source:	Default Data		PIC (PIH Information Center)						

Characteristics of Residents									
	Program Type			Vouchers			Special Purpose Vouchers		
	Certificate	Mod-Rehab	Public Housing	Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income			13512	10106		10219	8412		
Average length of stay			5	5		6	0		
Average household size			1	1		1	1		
# Homeless at admission			0	0		0	0		
# of Elderly Program Participants (>62)			21	43		39	3		
# of Disabled Families			51	143		126	13		
# of Families requesting accessibility features			122	N/A	N/A	N/A	N/A		N/A
# of HIV/AIDS program participants									
# of DV victims									
	Displayed	Used in Report							
Data Source:	Default Data		PIC (PIH Information Center)						

IDIS Table Set 9 continued next page

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Vouchers		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
White			95	199		174	20		
Black/African American			26	43		35	7		
Asian									
American Indian, Alaska Native				4		4			
Pacific Islander			1						
Other									
*Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-Year, and Nursing Home Transition									
<div> <div>Displayed</div> <div>Used in Report</div> </div> <div> Data Source: Default Data PIC (PIH Information Center) </div>									

Ethnicity of Residents

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Vouchers		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
Hispanic			3	1		1			
Not Hispanic			119	245		212	27		
*Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-Year, and Nursing Home Transition									
<div> <div>Displayed</div> <div>Used in Report</div> </div> <div> Data Source: Default Data PIC (PIH Information Center) </div>									

IDIS Table Set 9 End

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

ORHA maintains a waiting list for accessible units that is compiled by both current tenants and applicants to the Public Housing Program. The needs of residents and applicants cover a variety of areas:

- Ground level accessibility
- Grab bars/assistive aids
- Wheelchair access and ramps
- Handrails

What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?

The breakdown of the Public Housing and Section 8 Waiting Lists are as follows:

	Public Housing	Section 8
Elderly	95	74
Disabled	115	81
Near Elderly	119	76
With Children	528	426
TOTAL	857	657

ORHA Table 1

The most immediate needs of the residents of Public Housing and Section 8/Housing Choice Voucher Program is for ground level elderly/disabled accessible units. In addition, families with children have an immediate need for decent affordable housing units.

How do these needs compare to the housing needs of the population at large?:

The needs listed above mirror the housing needs for the population at large.

Discussion:

No further discussion.

NA-40 Homeless Needs Assessment - 91.205 (c)

Introduction:

The City of Oak Ridge, for the purposes of Homeless Services, is considered primarily urban. Homeless services in Oak Ridge estimate that on any given night there are approximately 60 unsheltered individuals within the city as well as another 51 families with children or disabled individuals who are sheltered either in Hotels or in shelter.

In the past 3 years there has been a notable decrease in the number of private rental units provided at a rate that would be affordable to a person receiving the standard disability amount (currently \$778.00 per month.) Rent has increased at several properties leading to an increase in loss of housing. Particular among those on disability. Private companies have implemented a much more rigorous standard when applying credit checks and many are implementing the standard that renter's income must be 3 times the rent. This has caused a noticeable decrease in the number of available units for the homeless as many can now only rely on private landlords. This in turn has caused a rush on rentals by private landlords who are increasing rents and having a larger pool of applicants to choose from are less likely to rent to low income and homeless clients. (Number below are for Oak Ridge only- not Anderson County)

Homeless Needs Assessment						
Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Unsheltered	Sheltered				
Persons in Households with Adult(s) and Child(ren)	<input type="text" value="5"/>	<input type="text" value="49"/>	<input type="text" value="127"/>	<input type="text" value="90"/>	<input type="text" value="71"/>	<input type="text" value="120"/>
Persons in Households with Only Children	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="3"/>	<input type="text" value="2"/>	<input type="text" value="2"/>	<input type="text" value="120"/>
Persons in Households with Only Adults	<input type="text" value="60"/>	<input type="text" value="2"/>	<input type="text" value="220"/>	<input type="text" value="188"/>	<input type="text" value="66"/>	<input type="text" value="150"/>
Chronically Homeless Individuals	<input type="text" value="10"/>	<input type="text" value="0"/>	<input type="text" value="10"/>	<input type="text" value="3"/>	<input type="text" value="3"/>	<input type="text" value="365"/>
Chronically Homeless Families	<input type="text" value="0"/>	<input type="text" value="4"/>	<input type="text" value="47"/>	<input type="text" value="30"/>	<input type="text" value="23"/>	<input type="text" value="120"/>
Veterans	<input type="text" value="3"/>	<input type="text" value="0"/>	<input type="text" value="16"/>	<input type="text" value="10"/>	<input type="text" value="10"/>	<input type="text" value="10"/>
Unaccompanied Youth	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="2"/>	<input type="text" value="2"/>	<input type="text" value="2"/>	<input type="text" value="60"/>
Persons with HIV	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="1"/>	<input type="text" value="1"/>	<input type="text" value="1"/>	<input type="text" value="30"/>

	Displayed	Used in Report	
Data Source:	<input type="text" value="Default Data"/>	<input type="radio"/>	
	<input type="text" value="Alternate Data"/>	<input checked="" type="radio"/>	Notes: Data Provided by TORCH

IDIS Table 10

For persons in rural areas who are homeless or at risk of homelessness, describe the nature and extent of unsheltered and sheltered homelessness with the jurisdiction:

Not Applicable

Indicate if the homeless population is ☐ All Rural Homeless ☐ Partially Rural Homeless ☒ Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Data provided in table above. Not Applicable.

Nature and Extent of Homelessness (Optional)		
Race:	Sheltered	Unsheltered (optional)
White	85	238
Black or African American	15	64
Asian	1	1
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:		
Hispanic ⓘ	12	15
Not Hispanic ⓘ	89	287

	Displayed	Used in Report	
Data Source:	Default Data	<input type="radio"/>	
	Alternate Data	<input checked="" type="radio"/>	Notes: Data provided by TORCH.

IDIS Table 11

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

In FY 2023, TORCH worked with 75 households with children in Oak Ridge. None of these households contained a veteran. For 2023-2024 it is estimated that TORCH will work with approximately 75 families with children, and up to 4 of these households may include a veteran.

Describe the nature and extent of homelessness by racial and ethnic group.

According to the most recent census, the population of Anderson County was 89.8% White, 3.6% African American, 2.5% Hispanic. According to the data collected by homeless service providers in our area, approximately 14% of the homeless served are black. 8% identified as multi-racial. 6% report as being Hispanic or Latino. Other racial groups make up <1% of the population served by homeless services.

Describe the nature and extent of unsheltered and sheltered homelessness.

Shelter services are provided in 3 ways. 1. AGAPE/Bookhart Village House - provides shelter for the homeless for up to 3 months while they seek housing. 2. TORCH - provides hotel vouchers, as needed, to families with children or those with a special needs. 3. Other shelter - provided by area churches in the of hotel vouchers when the church deems appropriate. It is estimated that TORCH, and other area churches provided shelter to 45 families or individuals.

TORCH has a “No Child Sleeps Outside policy.” In the event that it can be verified that a child is sleeping outside TORCH will immediately house the child and their family in one of our emergency facilities or provide a hotel voucher. To the extent that funds allow, TORCH will also utilize hotels to shelter individuals who are special needs.

Unsheltered in the area tend to be single or couples without children. Each night there are approximately 65 individuals sleeping outside unsheltered. TORCH, who provides Street Outreach in Oak Ridge, estimated 75 percent of those sleeping outside in Oak Ridge on a given night, or approximately 49 individuals, have a vehicle that they sleep in. Approximately 25 percent, or 16 individuals, sleep outside, in tents, in abandoned buildings or in other locations outside.

Discussion:

No further discussion.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

Using information from the 2018 U.S. Data Census and 2019 Population Estimates, the City of Oak Ridge Planning & Development Department examined the needs of special populations as follows in this section:

Describe the characteristics of special needs populations in your community:

Elderly

The elderly are defined as persons over 62 years old. According to data, there are 6,626 (23%) elderly residents. These residents are typically active, very independent and self-reliant. The City of Oak Ridge CDBG entitlement funds are utilized for facilities and/or resources for the elderly citizens. During the last year, the Scarboro Community Center and the new Senior Center have provided meeting space and activities for use to several elderly citizens.

Frail Elderly

There are five assisted living facilities within the city limits of Oak Ridge. One facility includes a wing for those suffering from dementia and/or Alzheimer's. The City of Oak Ridge does not give direct financial support to private facilities. The market, alone, drives the demand for construction of such facilities.

Persons with Disabilities

According to data, there are 5,250 persons classified as disabled. This population includes persons with mental, physical and/or developmental disabilities. The Oak Ridge School system provides services for special needs children from birth to twenty- two years of age. The Oak Ridge Housing Authority, Emory Valley Center and family members also provide services for disabled adults. Emory Valley Center celebrated 65 years of providing programs and housing for persons with developmental disabilities. There continues to be significant changes within the State of Tennessee for the delivery of services for persons with developmental disabilities. Therefore, community providers such as Emory Valley Center are required to be innovative and creative to meet the state mandates. The Emory Valley Center provides support and services for intellectually and developmentally disabled children and adults. Services include Residential Habitation, Supported Living, Family Based Residential, Semi-Independent Living, Personal Assistance, Transportation, Facility Based Day, Community Based Day, Supported Employment, Nursing, Physical Therapy, Speech Therapy, Early Learning Center, Early Intervention, Family Support and Adult Day Care. Emory Valley Center serves over 850 people each month. The Emory Valley Center is an invaluable partner in the Oak Ridge community for services provided to persons with developmental disabilities.

Victims of Domestic Violence

There are currently no dedicated shelters in Oak Ridge to house women with or without children that are victims of domestic violence. The sheltered housing is supported through donations and volunteers. The newly created Anderson County Family Justice Center was recently opened within the City and provides assistance to prevent elder abuse cases and other family on family crimes.

Persons with Substance Abuse Addictions

The toll of substance abuse is measured in both human and economic terms. Substance abuse contributes to domestic violence, the break-up of marriages and families, increase in crime, and lost productivity on the job and in school. Substance abuse, specifically, alcohol intoxication is a cause in deaths from burns, fires, homicides, assaults, drowning, suicides and traffic accidents. HOPE of East Tennessee, Inc., in collaboration with Ridgeview Mental Health Center, is to provide the highest quality treatment and supportive services in a safe environment to men and women seeking recovery from substance use disorders and co-occurring mental health disorders. HOPE of East Tennessee, Inc., is a non-profit organization providing recovery residences and outpatient treatment for men and women with substance use disorders and co-occurring mental health disorders. Intensive Outpatient Treatment is available for indigent Clients as well as those with TennCare coverage or B.C.B.S.T.

What are the housing and supportive service needs of these populations and how are these needs determined?

See above "Describe the characteristics of special needs populations in your community:" Needs are determined by a collaborative effort by all organizations involved with providing these services with our regional Continuum of Care and communicated in broad terms to the whole with customized focus on specific areas upon request.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

No statistics are available on the exact number of people in Oak Ridge with HIV/AIDS from data gathered from the Tennessee Department of Health <https://www.tn.gov/health/health-program-areas/statistics/health-data/hiv-data.html>. In 2015, Anderson County rate of infection was 7.93 per 100,000 persons with 6 new diagnosis. Roane County has no published rate of infection or number of new cases. The latest data year available is 2017 which reports that the State of Tennessee had a rate of infection of 10.6 per 100,000 persons with 713 new diagnosis. 17,522 are living with HIV AIDS in the State with a death rate of 4.5 per 100,000 persons.

Discussion:

No further discussion.

NA-50 Non-Housing Community Development Needs - 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Many factors influence the City's assessment of community needs, including geography, socioeconomic issues, existing facilities and services that are partially beyond our control. There are a number of public facilities in Oak Ridge, including a senior center, youth centers and health and mental health facilities that need routine maintenance and demand-based upgrades. The City operates and provides direct staff support for the community senior center. The Boys and Girls Club provides afterschool care and summer programs and Girls Inc. provides similar services. Summer programs are also offered through the City's Recreation and Park Department. The City does not own or operate a homeless shelter, but depends on TORCH to provide rapid response services. The Anderson County Family Justice Center (ACFJC) has recently located in the City of Oak Ridge in a co-location agreement with other community service organizations such as United Way.

How were these needs determined?

City of Oak Ridge Planning & Development works with several community partners such as: ADFAC, Habitat for Humanity of Anderson/Roane County, ACFJC, TORCH, Legal Aid, Oak Ridge Historical Society, Oak Ridge Land Bank, Oak Ridge Chamber of Commerce, Oak Ridge City Council, Oak Ridge School System, Emory Valley Center, Ridgeview, TVCEH, Oak Ridge Housing Authority, Oak Ridge Police and Fire Depts., local Realtors and concerned citizens routinely to learn of both opportunities and challenges faced by all. The City's "BluePrint" (strategic plan) highlighted many strengths while laying a vision forward to address identified weaknesses. Given the housing market boom, pre-COVID 19 and increased code enforcement, it has become increasingly difficult to find adequate housing for the city's identified homeless and extremely low-income individuals and families now faced with rising rent, unemployment and public service challenges.

Describe the jurisdiction's need for Public Improvements:

Public improvements in the form of infrastructure continues to be a top priority for the city. Many of the water and sewer lines both public and private in the MDO are over seventy-five (75) years old. The remaining infrastructure from World War II is aging and breaking down at the same rate. This "unique to Oak Ridge" situation in our legacy neighborhoods and commercial districts continues to present maintenance and development challenges. The city also continues to improve accessible and connective walkability to existing and new developments alike.

How were these needs determined?

As stated in previous section, the City of Oak Ridge Planning & Development works with several community partners such as: ADFAC, Habitat for Humanity of Anderson/Roane County, ACFJC, TORCH, Legal Aid, Oak Ridge Historical Society, Oak Ridge Land Bank, Oak Ridge Chamber of Commerce, Oak Ridge City Council, Oak Ridge School System, Emory Valley Center, Ridgeview, TVCEH, Oak Ridge Housing Authority, Oak Ridge Police and Fire Depts., local Realtors and concerned citizens routinely to learn of both opportunities and challenges faced by all. The City's "BluePrint" (similar to a vision document) highlighted many strengths while laying a vision forward to address identified weaknesses. Many factors influence the City's assessment of community needs, including social media, public hearings,

code enforcement, geography, socioeconomic issues, existing facilities and services that are partially beyond our control.

Describe the jurisdiction's need for Public Services:

Citizens report that feeling safe in their neighborhoods is the most important need. Blighted housing/structures, damaged or missing sidewalks, deteriorated parks and high crime activity are significant barriers to the feeling safe in neighborhoods. Programs that address overall neighborhood image by offering owner occupied and rental housing rehabilitation activities along with infrastructure improvements will ultimately provide safety and opportunities for place making and connectivity. Family Justice Services have become a priority to help prevent and mitigate elder abuse cases in the city. Also, an increased need for animal sheltering continues to be a sensitive issue especially since pet ownership has significantly increased. The Emory Valley Center provides handicapped services for children and adults. A number of daytime programs are offered at the Emory Valley Center as well as offsite. The Emory Valley Center is an invaluable resource in the community and their services are unmatched in other communities the size of Oak Ridge.

The City currently provides demand-response transportation services as well as a taxicab coupon program. The Demand Response Transit Program is available to all Oak Ridge residents. Riders are asked to make reservations 24 hours prior to being picked up. Each of the transit vans in this program are ADA-compliant and handicapped accessible. The Taxicab Coupon program is available for persons 65 years of age or older. Redeemable coupons can be purchased at the Oak Ridge Senior Center.

How were these needs determined?

City of Oak Ridge Planning & Development works with several community partners such as: ADFAC, Habitat for Humanity of Anderson/Roane County, ACFJC, TORCH, Legal Aid, Oak Ridge Historical Society, Oak Ridge Land Bank, Oak Ridge Chamber of Commerce, Oak Ridge City Council, Oak Ridge School System, Emory Valley Center, Ridgeview, TVCEH, Oak Ridge Housing Authority, Oak Ridge Police and Fire Depts., local Realtors and concerned citizens routinely to learn of both opportunities and challenges faced by all. The City's "BluePrint" highlighted many strengths while laying a vision forward to address identified weaknesses. Many factors influence the City's assessment of community needs, including social media, public hearings, code enforcement, geography, socioeconomic issues, existing facilities and services that are partially beyond our control.

Market Analysis

MA-05 Overview

Market Analysis Overview:

The City has been actively involved in the housing market for many years, initially through the efforts of the Oak Ridge Housing Authority (ORHA) to provide public housing to eligible low and moderate-income residents. In addition to the ORHA efforts, the City has affected the housing market in other ways. For example, the adoption and enforcement of zoning and subdivision regulations and building codes has shaped the growth of neighborhoods and influenced the design, quality, and cost of the community's housing stock. In recent years, the Oak Ridge Land Bank has transferred dozens of vacant lots for development of affordable housing. This brief description of the City's involvement in the housing market would not be complete without noting the following items that have influenced the quality and quantity of neighborhoods and the housing supply.

1. On November 4, 2011, by Resolutions 11-109-11 and 11-110-11, City Council approved the Not in Our City conceptual plan consisting of the following eight initiatives:
 - Partnership with the Neighborhood Watch Program to proactively prevent crime
 - Implementation of the Cleanup Container Program to proactively clean up neighborhoods.
 - Propose code amendments regarding unfit for human occupation and issuance of "Notice" and "Orders" concerns as part of the Oak Ridge Property Maintenance Code (2018 Codes Adoption).
 - Adding Code Enforcement Staff to the department to concentrate on housing initiatives as part of the Community Development Housing Initiative.
 - Reinforcing code enforcement activity by utilizing the Administrative Hearing Officer for building and property maintenance code violations (effective 2014).
 - Continued support of the Oak Ridge Land Bank, Inc. to reclaim unused, vacant, and/or undesirable land for potential housing opportunities or public use.
 - Continued use of the Residential Rental Registration Program to record and monitor rental property in the MDO (created 2007 – registrations began 2014).
 - Establishment of the Oak Ridge Housing Authority Development Corporation to further enhance the creation of affordable housing availability in partnership with the Oak Ridge Land Bank.
2. Housing and Commercial Market up-swing mostly due to overall market energy in the area but also in part of economic development initiatives and increased public facilities to attract more business opportunity.

The community's housing stock has also been strengthened by the efforts of Aid to Distressed Families of Appalachian Counties, Inc. (ADFAC) and Habitat for Humanity of Anderson County (HFHAC), agencies. The City has partnered with both agencies using CDBG funding. From 2020-2023, ADFAC built 1 home for low-income homeowners. Habitat for Humanity Anderson County has built 2 homes also serving the L/M income homeowners with the help of the City of Oak Ridge and the Oak Ridge Land Bank, Inc., with more planned in the near future. In spite of all of the expenditures and accomplishments by the City and these various organizations during the past years, more work remains to be done to address the community's quality affordable housing issues.

MA-10 Housing Market Analysis: Number of Housing Units - 91.210(a)&(b)(2)

Introduction:

From January 2019 to January 2023, single family dwellings have been steadily increasing due to revitalization of the overall housing market and the redevelopment of available land. Three (3) re-invigorated neighborhoods have had strong sales, producing record number of moderate to upper moderate income housing units. Multiple unit dwelling complexes have been renovated or demolished which inherently increased higher market rate options and fewer lower income housing units. The IDIS provided table 11 reflects 2013-2017 ACS data and does not reflect recent ongoing development.

Below Tables Reference 2000 Census (Base Year) 2013-2017 ACS data as it is auto-populated in IDIS

All residential properties by number of units:				
Property type	Number		%	
1-unit detached structure	9925		70%	
1-unit, attached structure	590		4%	
2-4 units	1410		10%	
5-19 units	1360		10%	
20 or more units	860		6%	
Mobile Home, boat, RV, van, etc ⓘ	24		0%	
TOTAL	14169		100%	
	Displayed	Used in Report		
Data Source:	Default Data	⊗	2013-2017 ACS	

Unit Size by Tenure	Owners		Renters	
	Number	%	Number	%
No bedroom	8	0%	175	4%
1 bedroom	50	1%	1125	23%
2 bedrooms	1125	15%	2155	44%
3 or more bedrooms	6145	84%	1420	29%
TOTAL	7328	100%	4875	100%
	Displayed	Used in Report		
Data Source:	Default Data	⊗	2013-2017 ACS	

IDIS Table Set 12

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The tables above represent data from 2013-2017 ACS. According to 2018 ACS data as applied to current market conditions, there are approximately 3,527 total housing units targeted in the MDO that are good candidates and potentially eligible to benefit from various programs available. Individual and household income levels that are classified as (extremely low) EL/ (low) L/ (moderate) M in targeted areas are primarily legacy 1940's era housing.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

Many previously owner-occupied housing units in the MDO are abandoned by their aging owners because our senior population is passing away, being moved to senior living facilities or move in with families. Often lack of any clear transition or inheritance plan, leaves the houses vacant and un-probated. These housing units are over 75 years old with long standing deferred maintenance issues that are accelerated by abandonment, vandalism, squatting and or promote illicit unlawful behavior. Of the 3,527 potential housing units, it is estimated that numerous structures may be lost to blight removal over the next 3 years if the current level of private investor "house flipping" market were to end.

Does the availability of housing units meet the needs of the population?

NO. In 2023 when compared to 2018 ACS data, the housing units for EL and L income levels has significantly decreased with the demolition of Applewood Apartments and investor renovation upgrades to existing dwelling units have priced affordable housing out of reach for the EL/L income level families. Oak Ridge is currently experiencing a surge in moderate to upper moderate-income housing as the market demands. It is estimated that the Oak Ridge Housing Authority Development Corporation (ORHADC) along with other non-profit housing partners will add 12 additional affordable housing units in the next 3 years.

Describe the need for specific types of housing:

There will always be a need for affordable housing. A healthy housing market depends on a reasonable mix of housing for all income levels. During the last three years, demand for housing has exponentially increased while availability has decreased. Oak Ridge, like many parts of the South, has received an influx of new migrating residents from other states and countries. Given the recent market response to demand for more moderate to upper middle-income housing units, the responsibility to provide affordable housing has primarily landed on the Oak Ridge Land Bank and its' housing partners. Affordable housing structures with 5 or more units are needed to make up for recently lost options.

Discussion:

No further discussion.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction:

During the time of the PY2011-2013 and PY2013-2017 Consolidated Plans, the recession limited the demand for construction of new housing. During this same time, the trend of rising home prices was stagnate while material and labor costs continued to rise. The changes in the housing market during the recession resulted in a limited number of newly constructed homes. Static housing conditions, along with the recession, left the City with a disproportionate number of legacy housing. During the PY2017-2020 and PY2020-2023 Consolidated Plans, the City has seen an upsurge in both residential and commercial development which caused a mid-plan shift in priorities from that of blight removal to neighborhood improvement projects and infrastructure. Even during the COVID-19 pandemic in 2020, construction still continued at a moderate rate until an upswing in new housing post COVID. However, it is anticipated that rising interest rates and continued inflation will negatively impact housing during the PY2023-2025 Consolidated Plan.

Cost of Housing					
	Base Year: 2009	Most Recent Year: 2017	% Change		
Median Home Value	132900	149000	12		
Median Contract Rent	508	589	16		
Displayed	Used in Report				
Data Source: Default Data	⊙	2000 Census (Base Year), 2013-2017 ACS (Most Recent Year)			
Rent Paid	Number		%		
Less than \$500	1679		34%		
\$500-999	2638		54%		
\$1,000-1,499	400		8%		
\$1,500-1,999	85		2%		
\$2,000 or more	75		2%		
TOTAL	4,877		100%		
Displayed	Used in Report				
Data Source: Default Data	⊙	2013-2017 ACS			
Housing Affordability					
Number of Units affordable to Households earning:		Renter	Owner		
30% HAMFI		380	No Data		
50% HAMFI		1650	599		
80% HAMFI		3244	1829		
100% HAMFI		No Data	2585		
TOTAL		5274	5013		
Displayed	Used in Report				
Data Source: Default Data	⊙	2013-2017 CHAS			
Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	887	952	1156	1507	1773
High HOME Rent	1596	1713	2080	2712	3191
Low HOME Rent	620	666	809	1054	1241
Displayed	Used in Report				
Data Source: Default Data	⊙	HUD FMR and HOME Rents			
Alternate Data	⊙	Notes: 2023 HUD Fair Market Rent for Knoxville Metro Area. 2022 HUD High Home Rent/Mortgages for SE = 278% with local comparison modifications at 180%. 2022 HUD Low Home Rent/Mortgages for SE = 78% Data provided by local community sources for available units.			
		Delete Data Set			

IDIS Table Set 13

Is there sufficient housing for households at all income levels?

No

How is affordability of housing likely to change considering changes to home values and/or rents?

As moderate to upper middle income housing demand increases, lower income housing options suffer. Investors are looking for opportunities to flip houses as the city experiences growth in both residential and commercial development. The city has long suffered stagnate new housing growth and welcomes this influx of interest and investment. Having such a large inventory of 1940's era legacy housing is both good and bad in that while these dwelling units traditionally provided a source of affordable housing, they attract substantial interest for quality renovation priced above fair market rate as result of out of state migration and general housing demand.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

According to 2014-2018 ACS the median property value for owner-occupied houses in the City of Oak Ridge was \$152,700. Of the owner-occupied households, 54.1% had a mortgage. 45.9% owned their houses "free & clear," that is without mortgage or loan on the house. The median monthly housing costs for owners with a mortgage was \$1,214.00 and for owners without a mortgage was \$467.00.

For renter-occupied houses, the median gross rent for the City of Oak Ridge was \$760.00. Gross rent includes the monthly contract rent and any monthly payments made for electricity, gas, water and sewer and any other fuels to heat the house.

Households that pay 30% or more of their income on housing costs are considered cost-burdened. During this reporting time, cost-burdened households in the City of Oak Ridge accounted for 24.8% of owners with a mortgage, 10.5% of owners without a mortgage, and 43.0% of renters.

Strategy for producing or preserving affordable housing must clearly focus on supporting rental properties and working with landlords to keep their costs down so that rental rates stabilize and remain affordable to those in need. Another focus should be to acquire blighted property for the purpose of cost effective redevelopment with housing partners.

Discussion:

According to the above IDIS provided 2013-2017 ACS & CHAS Data Tables, there is a substantial difference for both mortgage and rental housing costs as compared to more recent available data available up to 2020. The local Knoxville area housing market demand has substantially increased during the last five years while leaving fewer affordable housing options despite rising demand post pandemic.

MA-20 Housing Market Analysis: Condition of Housing - 91.210(a)

Introduction:

The IDIS Table Set 14 in this section assess housing based on a set number of “conditions” that implies the more conditions present the more substandard a structure is. These conditions are briefly addressed in the following paragraph. Note: The data tables below reference 2013-2017 ACS

Describe the jurisdiction's definition for "substandard condition" and "substandard condition but suitable for rehabilitation:"

The City of Oak Ridge has adopted a “Property Maintenance Code.” As outlined in that code, properties are classified into five categories as follows:

1. **Unsafe Structure** – is one that is found to be dangerous to life, health, property or safety of the public or the occupants by not providing minimum safeguards in the event of fire, unsafe equipment, is so damaged decayed, dilapidated, structurally unsafe or faulty construction or unstable foundation, that partial or complete collapse possible. Generally, this substandard condition is typically identified as “suitable for rehabilitation”.
2. **Unsafe Equipment** – includes any boiler, heating equipment, elevator, moving stairway, electrical wiring or device, flammable liquid containers or other equipment on the premises or within the structure that is in such disrepair or condition that such equipment is a hazard to life, health, property or safety of the public or occupants. Generally, this substandard condition is typically identified as “suitable for rehabilitation”.
3. **Structure Unfit for Human Occupation or Use** – is a structure found to be so unsafe, unlawful or, because the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, or the location constitutes a hazard to occupants or to the public.
4. **Unlawful Structure** – is one found in whole or in part to be occupied by more persons than permitted or altered or occupied contrary to law.
5. **Dangerous Structure** – is one that meets any one of eleven dangerous conditions outlined in the code. Generally, this substandard condition is the leading cause for demolition when corrective action is estimated to meet or exceed the structures assessed value thereby making it impractical to rehabilitate.

IDIS Table Set 14

Condition of Units ⓘ	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	1150	16%	1925	40%
With two selected Conditions	57	1%	220	5%
With three selected Conditions	25	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	6090	83%	2725	56%
TOTAL	7,322	100%	4,870	101%
<div> <div>Displayed (current is greyed)</div> <div>Used in Report</div> </div>				
<div> <div>Data Source: Default Data</div> <div>2013-2017 ACS</div> </div>				
Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	678	9%	679	14%
1980-1999	1380	19%	694	14%
1950-1979	3145	43%	1810	37%
Before 1950	2120	29%	1688	35%
TOTAL	7,323	100%	4,871	100%
<div> <div>Displayed (current is greyed)</div> <div>Used in Report</div> </div>				
<div> <div>Data Source: Default Data</div> <div>2013-2017 CHAS</div> </div>				

IDIS Table Set 14 continues

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980.	5265	72%	3498	72%
Housing units built before 1980 ⁽¹⁾ with children present	405	6%	170	3%
Displayed (current is greyed)	Used in Report			
Data Source: Default Data		2013-2017 ACS (Total Units) 2013-2017 CHAS (Units with Children present)		

Vacant Units

	Suitable for Rehabilitation	Not suitable for Rehabilitation	Total
Vacant Units			0
Abandoned Vacant Units			0
REO Properties			0
Abandoned REO Properties			0
Data Source: Alternate Data	Notes:		Delete Data Set

IDIS Table Set 14 End

Must modify this table

Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.

As previously discussed in section NA-05 of this plan, there is high concentration of World War 2 legacy housing located in the City's Manhattan District Overlay (MDO) Zoning District, with a large number of dwelling structures have been minimally maintained or updated during the past 78 years. Many of these structures are not currently considered to be dangerous, but they are at some level classified as unsafe. Rehabilitation of both owner occupied and rental properties is vital to the preservation of both housing affordability and historical relevance of the community.

Estimate the number of housing units within the jurisdiction that are occupied by low or moderate income families that contain lead-based paint hazards. 91.205(e), 91.405

As the above IDIS Table Set 14 indicates, there are approximately 5,265 owner-occupied and 3,498 renter-occupied housing units built before 1980 still remaining. According to 2013-2017 ACS data, 78% of the owner-occupied and 75% of the renter occupied households are at risk of lead-based paint hazards while over 39% of residents occupying these dwelling units cannot afford needed lead testing or remediation.

Discussion:

No further discussion.

Introduction:

ORHA was established in 1970 with the initial developments at Van Hicks Road and Joel Lane. Over the course of the next decade 6 more developments were built throughout the city of Oak Ridge with the total of 128 units being in the ORHA portfolio.

Total Number of Units	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Vouchers		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
# of units/vouchers available			128	295			280	0	399
# of accessible units	N/A	N/A		N/A	N/A	N/A	N/A	N/A	N/A
*Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-Year, and Nursing Home Transition									
<div> <div>Displayed</div> <div>Used in Report</div> </div> <div> <div>Data Source: Default Data</div> <div>PIC (PIH Information Center)</div> </div>									

IDIS Table 15

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

Development	Address	1BR	2Br	3BR	4BR	5BR	TOTAL
Van Hicks	10 Van Hicks Road	8	14	12	3	1	38
Joel	10 Joel Lane	12					12
Knoll	10 Knoll Lane		5	5			10
Wade	176 Wade Ln.		3	3	2		8
Honeysuckle	76 Honeysuckle Lane	30	2				32
Apple	10 Apple Lane		4	4			8
LaSalle	132 LaSalle Road		5	5			10
Irene	10 Irene Lane		5	5			10
TOTAL UNITS		50	38	34	5	1	128

ORHA Table 2

The portfolio consists of eight (8) separate sites as listed above. The properties feature forty-six (46) 1-story and 2-story rowhouse and townhouse buildings, one (1) 1-story office building, two (2) 1-story community buildings, and two (2) 1-story maintenance buildings. The apartment buildings contain one hundred twenty-eight (128) dwelling units. The units are comprised of 1-bedroom, 2-bedroom, 3-bedroom, and 4-bedroom dwelling units. The properties were all built in 1976 and 1986. The office area is currently used for maintenance storage. The buildings are constructed of a combination of brick veneer, vinyl lap siding, painted wood siding and painted stucco with asphalt shingle roofing. Windows and doors appeared to be original to the building construction dates and in fair condition. The interiors are in fair condition with VCT flooring and painted drywall. HVAC mechanical equipment consists of individual natural gas-fired furnaces and exterior AC units of various ages. The dwelling units feature individual residential gas-fired water heaters of various ages.

The properties are in fair physical condition with the majority of the interior and exterior building elements having been well maintained and replaced as needed. Building exteriors are in fair to good physical condition with select areas of asphalt drive aisles and parking areas which require isolated repairs. Sidewalks are generally in fair condition with select areas that require repairs. Overall, the brick façades appeared to be in sound condition, and vinyl siding was

observed fair physical condition with select areas of damaged or mildew growth. The windows appeared to be aluminum single-hung assemblies observed in fair physical condition.

Exterior doors are pre-hung residential types that were observed in generally fair physical condition. The asphalt shingle roofing was observed in good condition and reportedly has an estimated 15 years of useful life. Hardscape and landscape features are in fair condition and well maintained. The dwelling unit interiors are in fair condition with all reserve components requiring replacement throughout the upcoming 1-5 years. The asphalt drive aisles and parking areas will require isolated repairs. Waste drain lines are presumably PVC and additional sewer scoping would be required to determine condition and extent of repairs.

Public Housing Condition	
Public Housing Development	Average Inspection Score
<div></div>	<div></div>
<div>Add Another</div>	

IDIS Table 16

Must modify table

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

ORHA’s Public Housing units are approaching 50 years old and being in fair condition warrant substantial rehabilitation. A detailed Physical Needs Assessment (PNA) is being conducted to identify the specific critical and non-critical repairs needed. For example, major repair items identified such as roofs and windows need to be replaced.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

ORHA is exploring the use of the Rental Assistance Demonstration (RAD) program as a vehicle to preserve and improve affordable housing properties along with addressing any backlog or upcoming maintenance needs. RAD provides ORHA the opportunity to enter long term contracts with HUD that would facilitate the financing of such improvements. HUD’s Section 18 Disposition Program may be utilized as part of the portfolio revitalization strategy.

In addition, the LIHTC program, along with CDBG, HOME, FHLB AHP, and THDA Housing Trust Fund programs may be utilized to provide the financing to facilitate the improvements needed to the living environment of the families living in public housing.

Discussion:

No further discussion.

Introduction:

The homeless population in Oak Ridge is a heterogeneous group, which includes single individuals, families with children, and unaccompanied runaway and homeless youth. It is recognized that solving the problem of homelessness requires a combination of homeless prevention, homeless outreach, housing services, affordable housing and wrap around support services to insure once someone obtains housing they retain housing.

In 2022, approximately 404 people were identified as literally homeless and spending at least one night outside in Oak Ridge. There were 235 adults and 152 children in 165 households identified by a homeless case manager as staying outside, on the streets, in a car, or were being sheltered.

Approximately 14 households per month lose housing and become homeless in Oak Ridge, with the largest numbers concentrated in late December to April. Each night, approximately 65 individuals will sleep outside. Nearly all of these will be adults as follows: 37 females and 28 males. Of the 65 outside sleepers, 16 will be in tents, wooded areas or abandoned buildings and the remaining 49 will sleep in their vehicle. Each night Approximately 51 individuals and 14 families will be sheltered in hotel rooms or at shelter facilities in Oak Ridge. Approximately 21 of those sheltered will be adults, and approximately 30 will be children under the age of 18.

Facilities and Housing Targeted to Homeless Households					
	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher/Seasonal/Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	9	5	8	0	0
Households with Only Adults	2	9	0	0	0
Chronically Homeless Households	0	4	0	0	
Veterans	0	4	0	0	0
Unaccompanied Youth	0	1	0	0	0
<div> <div> <div>Displayed</div> <div>Used in Report</div> </div> <div> <div>Data Source: Default Data</div> <div> <div>Alternate Data</div> <div> <div>Notes:</div> <div>Figures provided by TORCH</div> </div> </div> <div>Delete Data Set</div> </div> </div>					

IDIS Table 17

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons.

For healthcare the homeless in our area primarily utilize primary care services paid by state funded insurance (TennCare.) The homeless may also access services at the Free Medical Clinic, as well as Memorial Medical Hospital. Veterans may access healthcare through the VA.

Mental Health Care is primarily provided by Ridgeview Mental Health, The Helen Ross McNabb Center, Cherokee Mental Health, and Peninsula mental health.

Employment Services may be accessed at the Tennessee Career Center and the American Job Center (ETHERA).

Homeless Outreach case managers refer clients seeking these services and assist with providing linkage and transportation assistance when needed.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Tennessee Out-Reach Center of Hope (TORCH): Services at TORCH Emergency Shelter Hotel Vouchers, Street Outreach and Rapid Rehousing. Because services are limited due to funding services are prioritized to families with children and the disabled first, then all other homeless including veterans, chronically homeless, unaccompanied youth, and adult singles.

Agape House /Bookhart Village (Operated by TORCH): In 2023 TORCH completed building a small complex that will act as emergency shelter for homeless families with children and severely disabled clients. Families will be sheltered onsite in individual family units. 6 units have been completed and will open to client in March or April of 2023. TORCH also operates 3 separate unites formerly operated by Agape House. This makes for a total of 9 emergency shelter spots for families with children and those with special needs. Shelter will come with case management and rapid rehousing to assist the clients with rapidly transitioning into permanent housing.

Aid to Distressed Families of East Tennessee: For homeless prevention The City partners with Aid to Distress Families of Appalachian (ADFAC) on the Project Safe program, a program that assists eligible persons with utility payments. The City provides property tax funds to ADFAC for the administration of the City of Oak Ridge Social Services Program (CORSS). ADFAC provides counseling services by a certified social worker to each client prior to providing funds for past due utility payments, and rental assistance.

YWCA: YWCA provides emergency assistance to victims of domestic violence. These services are not limited to, but often include those who are homeless. Services may include victim advocacy, hotel voucher assistance, and long-term housing assistance.

HUD/VASH: Operated through a partnership between the VA and Oak Ridge Housing Authority, The HUD/VASH program offers Section 8 vouchers targeted specifically to veterans.

Veterans Of America (VOA) : Covering a 12 county area including Anderson County, the VOA provides case management, linkage and housing assistance to homeless veterans.

Tennessee Valley Coalition for the Homeless (TVCH) : Covering 12 counties, TVCH provides guidance and technical support to homeless agencies in East Tennessee, including oversight technical oversight of TORCH.

MA-35 Special Needs Facilities and Services - 91.210(d)

Introduction:

The Consolidated Plan requires the examination of the needs of the special populations residing in Oak Ridge. Special needs populations include the elderly, persons with disabilities (mental, physical and/or developmental), persons with HIV/AIDS and persons with substance abuse addictions. The City of Oak Ridge is committed to serving persons with special needs and incorporates the needs of them into the strategies in the three-year Consolidated Plan. The City of Oak Ridge and local non-profit organizations make an effort to support the facilities and services for the City's special needs population.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs:

For the Elderly

- The Oak Ridge Senior Center (ORSC) provides recreation activities for the elderly. ORSC has room with pool and snooker tables, an area for jigsaw puzzles and board/card games. ORSC has a dedicated arts and crafts area, a television lounge and reading area as well as meeting/classrooms available. ORSC is equipped with a computer lab with printing capabilities. It also provides education, health screenings, a nutritious lunch program, physical fitness and transportation assistance.

- Oak Ridge Transit System (ORTS) provides service throughout the City is available to all citizens. ORTS operates 3 ADA accessible and 14 passenger mini-buses. Service is provided 6 days a week, Monday through Saturday, 8:00 a.m. to 5:00pm. Mini-buses will pick up passengers and transport them anywhere within the city limits for \$2.00 per one-way trip. The program is operated under contract with the East Tennessee Human Resources Agency (ETHRA), who is responsible for all facets of operation.
- The Scarboro Community Center (SCC) computer lab has provides hours of free computer use, including lessons to several elderly citizens.

For Persons with Disabilities

- The Emory Valley Center (EVC) provides services for developmentally disabled persons (DDP) including residential housing, preschool services, support services, day activities, job training, job placement and leisure programs for approximately 200 persons consisting of children age birth to 3 years old and adults from age 22 to 90+ years old. EVC provides housing for their clients in 6 group homes, 12 houses and 8 apartments within the City. EVC manages the Family Support Program that assists DDP's with financial assistance for respite care, accessibility renovations and other supplies and services not available from other funding sources.
- ORTS provides service throughout the City for persons with disabilities the same as they do for the elderly
- Ridgeview transitional housing facility and case management services are available for city residents with mental illness and/or dually diagnosed (mental illness and substance abuse).
- ADFAC's home repair/rehabilitation programs assist several elderly and/or disabled homeowners each year with ramps and/or other home modifications that provide for the health and safety of the resident.

For Persons with Substance Abuse Addictions

- The City is not immune to the regional and national problems concerning substance abuse addictions. The lack of funding sources, verifiable statistics of the number of persons with substance abuse problems and issues with the justice system (home surveillance courts, opportunity for rehabilitation and prison space) makes assistance for this population extremely difficult.
- The City continues to experience theft crimes, specifically vehicles, due primarily to the use of illegal drugs. Many of the persons arrested for illegal drug violations are not City residents, but are from surrounding areas and have traveled to Oak Ridge to purchase the illegal drugs.
- The toll of substance abuse is measured in both human and economic terms. Substance abuse contributes to domestic violence, the break-up of marriages and families, increase in crime, and lost productivity on the job and in school. Substance abuse, specifically, alcohol intoxication is a cause in deaths from burns, fires, homicides, assaults, drowning, suicides and traffic accidents.

For Persons with HIV/AIDS

- Please see section NA-45

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing:

The Emory Valley Center provides services for developmentally disabled persons including residential housing, preschool services, support services, day activities, job training, job placement and leisure programs for approximately two hundred persons consisting of children age birth to 3 years old and adults from age 22 to 90+ years old.

Emory Valley Center provides housing for their clients in six group homes, twelve houses and eight apartments within the City of Oak Ridge. Emory Valley Center manages the Family Support Program that assists persons with developmental disabilities with financial assistance for respite care, accessibility renovations and other supplies and services not available from other funding sources.

Ridgeview transitional housing facility and case management services are available for Oak Ridge residents with mental illness and/or dually diagnosed (mental illness and substance abuse).

ADFAC's home repair/rehabilitation programs assist several elderly and/or disabled homeowners each year with ramps and/or other home modifications that provide for the health and safety of the resident.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

Oak Ridge Transit System provides service throughout the City of Oak Ridge and is available to all citizens. Oak Ridge Transit operates three ADA accessible and fourteen passenger mini-buses. Service is provided six days a week, Monday through Saturday, 8:00 a.m. to 4:30pm. Mini-buses will pick up passengers and transport them anywhere within the Oak Ridge city limits for \$2.00 per one-way trip. The program is operated under contract with the East Tennessee Human Resources Agency (ETHRA), which is responsible for all facets of operation.

Transportation issues have been identified as a barrier to L/M income individuals becoming self-sufficient. The current plan calls for improvements to accessible transportation and traffic calming measures.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

Housing programs aimed to eliminate blight and to improve existing housing conditions through the use of a Rental Registration / Inspection program are designed to create or maintain quality housing per the identified needs. The increased use of Code Enforcement and Environmental Court (aka Administrative Hearing Officer) will be used to further encourage owners to manage their properties in a responsible manner.

MA-40 Barriers to Affordable Housing - 91.210(e)

Describe any negative effects of public policies on affordable housing and residential investment

The regulations for the CDBG Consolidated plan require an explanation of whether the cost of housing or the incentives to develop, maintain or improve affordable housing are negatively affected by public policies. These include tax policies, land use controls, zoning ordinances, building codes, fees and charges, growth limits and policies that affect the return on residential development. Historically, the City of Oak Ridge has been actively involved in issues concerning the housing market. The adoption and enforcement of zoning and subdivision regulations and building codes has shaped the growth of neighborhoods and influenced the design, quality, and cost of the community's housing stock. The Planning & Development Department administers these policies, which have made Oak Ridge a planned and livable city. Policies and the method to reduce the barriers to affordable housing include:

- Building codes and standards – The City has adopted the 2018 International Building and Residential Code with minimal amendments.
- Building permits and fees – The City has an administrative policy D-200 titled Fees and Municipal Services and Supplies. Section 2.110, Affordable Housing Fee Adjustments eliminates any zoning fees, moving fee and demolition fee and reduces to \$25.00 the permit fees. Item a, of Section 2.110 will be updated to reference the CDBG target areas utilizing data from the most recent U.S. Census.
- Property tax freeze – City Council approved a resolution authorizing a local option property tax freeze program for taxpayers 65 years of age or older based on income and ownership of eligible property and other guidelines as set forth in the resolution.
- Lack of knowledge of available programs and resources – The City of Oak Ridge will continue efforts to communicate information concerning available programs and resources through the website and newspaper notices and articles.
- National trends. The private housing market does not generally provide new affordable housing without some type of subsidy or incentive and older housing units that are affordable often have physical problems that make the units ineligible for financing from private lending institutions.

In addition to these barriers, many older and affordable homes in Oak Ridge available to low or moderate-income residents require some type of financing or subsidy when purchasing a home, which includes inspection of the home prior to purchase. Methods to address the barriers to affordable housing that are stated above include:

- Use of innovative approaches and cooperative partnerships with other public agencies and private organizations to meet the need for new affordable housing.
- Promote housing rehabilitation programs for older homes so that an increased number of houses meet the adopted 2018 International Property Maintenance Code.

MA-45 Non-Housing Community Development Assets - 91.215 (f)

Introduction:

The City of Oak Ridge “City Blueprint” <http://oakridgeblueprint.info/> is a living document to inform decision-makers, engage citizens, and promote coordinated efforts between public and private sectors that improve the quality of the community. The broad range of information that influences growth and development is organized into six elements, or categories. (1. Economic Vitality & Sustainable Growth, 2. Housing & Healthy Neighborhoods, 3. Recreation & Natural Assets, 4. Land Use & Infrastructure, 5. Transportation & Mobility, 6. Livability & Community Vibrancy). Together, these elements provide an interrelated framework for planning, reporting, and action steps. The community has identified four “values” (1. Natural Assets, 2. Science, Tech, & Innovation, 3. Education, 4. Uniquely Oak Ridge) that characterize the most cherished aspects of living, visiting, and working in Oak Ridge. Growth and change, as it occurs, shall be guided to reinforce the community’s values so that they remain clear and strong. When viewing the City Blueprint and comparing it to the 2013-2017 ACS data tables in this section compared to 3 years ago, illustrates continued workforce growth. The City has begun a multi-year effort to update its 1988 Comprehensive Plan. The new plan will build on the vision and direction of the Blueprint.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs Less Workers %
Agriculture, Mining, Oil & Gas Extraction	33	17	0	0	0
Arts, Entertainment, Accommodations	1538	1826	14	6	-8
Construction	406	550	4	2	-2
Education and Health Care Services	1998	4346	18	15	-3
Finance, Insurance, and Real Estate	625	1391	6	5	-1
Information	220	81	2	0	-2
Manufacturing	1477	6741	13	24	11
Other Services	377	485	3	2	-1
Professional, Scientific, Management Services	2045	10511	18	37	19
Public Administration	0	0	0	0	0
Retail Trade	1630	1986	15	7	-8
Transportation & Warehousing	329	89	3	0	-3
Wholesale Trade	414	331	4	1	-3
Grand Total	11,092	28,354			

	Displayed	Used in Report	
Data Source:	Default Data	<input type="radio"/>	2013-2017 ACS (Workers), 2017 Longitudinal Employer-Household Dynamics (Jobs)

IDIS Table Set 18 Continues Next Page

Labor Force

Total Population in the Civilian Labor Force	14352
Civilian Employed Population 16 years and over	13240
Unemployment Rate	7.75
Unemployment Rate for Ages 16-24	25.89
Unemployment Rate for Ages 25-65	4.92

	Displayed	Used in Report	
Data Source:	Default Data	<input checked="" type="radio"/>	2013-2017 ACS

Occupations by Sector	Number of People
Management, business and financial	3625
Farming, fisheries and forestry occupations	539
Service	1360
Sales and office	3085
Construction, extraction, maintenance and repair	950
Production, transportation and material moving	498

	Displayed	Used in Report	
Data Source:	Default Data	<input checked="" type="radio"/>	2013-2017 ACS

Travel Time	Number	Percentage
30 Minutes	10124	60
30-59 Minutes	3025	18
60 or More Minutes	3678	22
Total	16,827	100

	Displayed	Used in Report	
Data Source:	Default Data	<input type="radio"/>	2013-2017 ACS

Education:

Educational Attainment By Employment Status (Population 16 and Older)


Educational Attainment	In Labor force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	523	85	275
High school graduate (includes equivalency)	2090	280	1165
Some college or Associate's degree	3655	200	1060
Bachelor's degree or higher	4055	145	900

	Displayed	Used in Report	
Data Source:	Default Data	<input checked="" type="radio"/>	2013-2017 ACS

IDIS Table Set 18 Continued Next Page

Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-64 yrs	65+ yrs
Less than 9th grade	10	114	58	70	283
9th to 12th grade, no diploma	445	160	215	263	328
High school graduate, GED, or alternative	1028	1133	600	1810	1300
Some college, no degree	640	1020	755	1685	835
Associate's degree	195	390	390	670	205
Bachelor's degree	264	813	525	1480	1230
Graduate or professional degree	62	439	455	1405	1385

	Displayed	Used in Report	
Data Source:	Default Data		2013-2017 ACS

Median Earnings in The Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	30423
High school graduate (includes equivalency)	42789
Some college or Associate's degree	55367
Bachelor's degree	90880
Graduate or professional degree	198032

	Displayed	Used in Report	
Data Source:	Default Data		2013-2017 ACS

IDIS Table Set 18 End

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

1. Professional, Scientific, Management and Consulting Services
2. Federal Government
3. Education, Health Care Services
4. Arts, Outdoor Activities and Accommodations
5. Retail Trade and Trade Services

Describe the workforce and infrastructure needs of the business community:

The City is in need of a fully occupied and thriving central downtown mixed use business, residential and shopping district. The "City Blue Print" process illustrated the community's desire for a "downtown" to be created that would evolve into a city center for all to enjoy. With the revitalization of the Oak Ridge Mall, continued residential developments and the new or expanding STEM jobs related to the technological sector, it has become necessary to maximize economic opportunities through improved infrastructure to accommodate increased demand and smart growth infill development planning.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The number one event that has had a major negative impact on economic and workforce development is the COVID-19 Pandemic with quarantine and social distancing requirements. With post pandemic material and labor shortages, rising interest rates and the threat of an economic recession looming, it is clear that the city must stay focused on growing the economic base by attracting work force-based development. Despite all the challenges faced, the City is looking forward to several developments in progress, such as:

1. Four previously stagnant residential developments have restarted and are estimated to create several hundred moderate/upper-moderate income housing units, annually.
2. 2nd phase Construction of new multi-unit market rate apartment complex has started very close to the city's planned downtown district
3. Planned additional brick and mortar mixed use downtown development with green space options
4. Over 5 miles of a new Rails to Trails project is in the works which will improve connectivity and boost economic growth
5. A new water treatment plant in the process of development
6. A new Pre/Elementary School was recently completed in the Scarboro Community
7. Oak Ridge is preparing plans for a new airport
8. A new Senior Center was built new the Oak Ridge Community Center
9. An "eighth lane" was finished in 2018 in Melton Hill Park. This additions elevated Oak Ridge to the 4th best place in the United States for Rowing Sports and events.
10. Ongoing federal government projects in support of U.S. Department of Energy and government contractors.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The most prevalent occupations for people in Oak Ridge are a mix of both white- and blue-collar jobs. Overall, Oak Ridge is a city of professionals, sales and office workers, and service providers. There are a significant number of people living in Oak Ridge who work in office and administrative support (11.95%), management occupations (9.32%), and sales jobs (8.46%). Oak Ridge has lots of scientists living in town - whether they be life scientists, physical scientists, or social scientists. Also of interest is that Oak Ridge has more residents who work in computers and math than 95% of the places in the US. Generally, City Oak Ridge residents are very well educated compared to the average community in the nation: 39% of adults in Oak Ridge have a bachelor's degree or advanced degree. According to multiple sources, the Oak Ridge City School District is routinely rated in the top 10 school districts in Tennessee. Additionally, Roane State Community College providing diverse workforce training programs, is ranked in the top 5 community colleges in the state as well.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

There are a number of programs offered by the various non-profit organizations and the chamber of commerce to promote workforce training activities. The City of Oak Ridge also actively participates in MBA internship / exchange programs to further develop higher skilled work force. The consolidated plan is supported by the improvements to workforce housing to accommodate all income class levels.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)? Yes or No If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

No. The City has had several strategic plans in the past and has recently completed the new economic development strategy called the "City Blueprint". In this developing plan, citizens have called for safer neighborhoods and more accessible routes to transportation. Additionally, the Consolidated plan recognizes the need for

infrastructure, traffic calming, neighborhood housing strategy, programs to include connectivity and place making activities.

Discussion:

No further discussion.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

YES. In the Manhattan District Overlay (MDO), as outlined in this plan. This is the area neighborhoods that are densely concentrated housing units which were built in the war time era in support of the Manhattan Project.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Generally the entire MDO has a high concentration of low income families due to the substandard housing conditions and traditionally low rent or mortgage. These neighborhoods struggle to maintain a balance of owner occupied vs rental demographic. The Scarboro community is known to be inhabited primarily by black population while the woodland neighborhood is a primarily white population. The Highland View neighborhood is primarily white population but has a larger number of minority and mixed race residents.

What are the characteristics of the market in these areas/neighborhoods?

The MDO is generally challenged by continued blight and transient residents. Many of the dwellings utilize on street parking and have very small lots that are difficult to increase the dwelling unit size without some side lot transfer actions. The highest number of PHA - ORHA section 8 vouchers are located in the MDO area. With over 6,000 homes remaining in the MDO, built in 1943-1945, these dwelling units are all aging at generally the same rate as the aging population that live in these dwellings. Many of the remaining war era houses are transferred by way of inheritance and later used as family rental property or sold to investors.

Are there any community assets in these areas/neighborhoods?

In November 2011, the Oak Ridge City Council adopted an expansive program to assist our neighborhoods titled, Not in Our City. (Refer also to Section MA-5 of this Consolidated Plan) on November 4, 2011, by Resolutions 11-109-11 and 11-110-11, City Council approved the Not in Our City conceptual plan, which consists of the following eight initiatives:

- Partnership with the Neighborhood Watch Program to proactively prevent crime
- Implementation of the Cleanup Container Program to proactively clean up neighborhoods
- Establish/publish a list of the Top Five Blighted Properties and Top Five Most Improved Properties (discontinued)
- Propose code amendments regarding parking and environmental concerns as part of the Policies & Ordinances Program (completed)
- Restructure the department to concentrate on housing initiatives as part of the Community Development Housing Initiative (completed)
- Establish an Administrative Hearing Officer position to hear building and property maintenance code violations (completed)
- Establish a Land Bank Program to reclaim unused, vacant, and/or undesirable land for potential housing opportunities or public use (completed)
- Additional Code Enforcement Inspectors have been added to the ranks to address ongoing property maintenance issues.

Since 2012, the City has successfully removed or caused to be removed nearly 100 blighted residential and commercial structures using both CDBG, THDA and local Housing Initiative funds while returning approximately 59 affordable homes back to the tax rolls. A new business management software called "Cityview" was implemented in 2021, improving coordination and efficiency.

Are there other strategic opportunities in any of these areas?

The City has been actively involved in the housing market for many years, initially through the efforts of the Oak Ridge Housing Authority (ORHA) to provide public housing to eligible low and moderate-income residents, and later through the Oak Ridge Land Bank (ORLB). In addition to the ORHA and ORLB efforts, the City has affected the housing market in other ways. For example, the adoption and enforcement of zoning and subdivision regulations and building codes have shaped the growth of neighborhoods and influenced the design, quality, and cost of the community's housing stock. In recent years, the transfer of land from the U.S. Department of Energy and the sale of three large parcels of land, one owned by Boeing and two owned by the City, has also shaped the location and availability of housing. The recent resurgence of once dormant housing developments encourages further economic development.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Prior to COVID-19 pandemic and mandatory quarantines, broadband wiring connections were considered a luxury but not a household necessity. However, given the previous experience of social distancing, employment layoffs, increased homeschooling, remote teaching and working from home, dependable high-speed broadband internet connections have become an absolute necessity for all income levels. It is increasingly important that social and public service programs, including schools, facilitate computer access to those in need in order to stay connected during this volatile time.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

Currently, there are 5 major broadband internet providers in Oak Ridge with only one offering fiber technology to approximately 4.27% of residents. As with any industry, healthy competition has proven essential in keeping end user costs lower with better service.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Climate change is any long-term alteration in average weather patterns, either globally or regionally. Our climate is changing, either naturally or accelerated by human activity, the risks associated with these changes affect everyone. From negative impacts on the economy to potential modification of geographic boundaries due to rising or lowering water levels, threats to our clean water and food supply, climate change has the potential to disrupt if not destroy public health, infrastructure, and private investments.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Lower income individuals and families are especially vulnerable to climate change risks because of their increased cost-burden condition. Many of these households have little to no funds available to relocate or absorb additional costs brought on by climate change. Because climate change could look very different across the globe it is impossible to predict what future hardship our region will have to endure.

Strategic Plan

SP-05 Overview

Strategic Plan Overview:

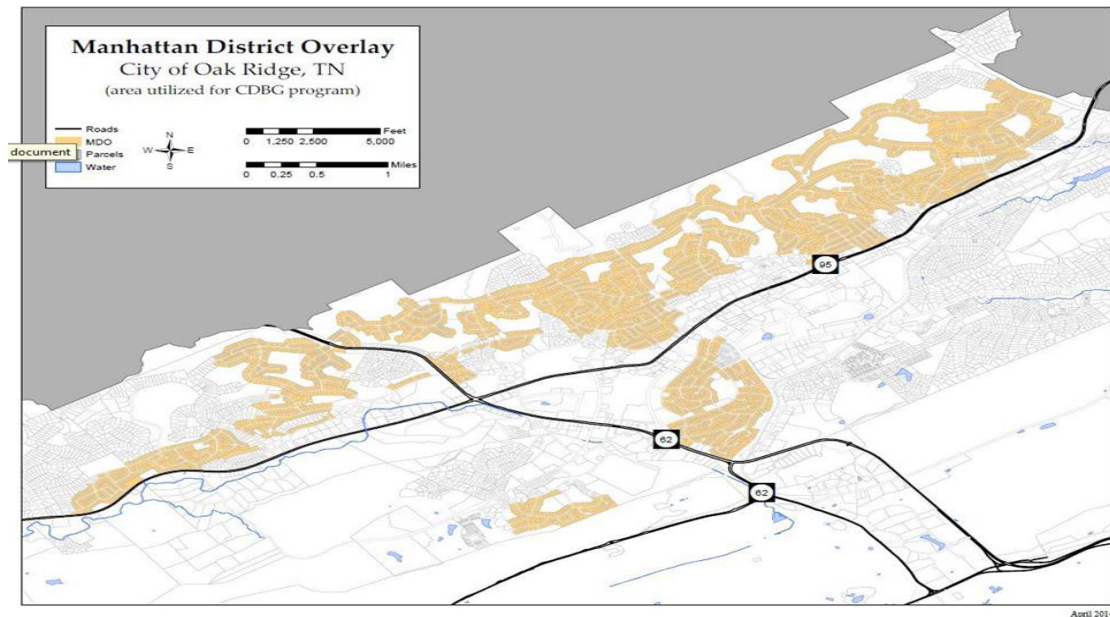
A requirement of the Consolidated Plan process is the analysis of the housing and community development priority needs for the City of Oak Ridge and the development of priority strategies, objectives and performance measures to meet these needs. HUD also requires each CDBG entitlement recipient to develop strategies regarding specific issues.

The City of Oak Ridge will prepare three Annual Action Plans during this Consolidated Plan. Each Annual Action Plan will describe the activities for the coming program year, in context of the priority strategies of the City of Oak Ridge CDBG Consolidated Plan for Program Years 2023 – 2025. Additionally, each Consolidated Annual Performance and Evaluation Report (CAPER) will report the City's progress in addressing the strategies, objectives and actions of the three-year Consolidated Plan and the associated projects and activities as they pertain to expected outcomes.

SP-10 Geographic Priorities - 91.215(a)(1)

Geographic Area (view/add)				
Sort*	Area Name	Area Type ⓘ	Include	Action
1	Manhattan District Overlay	Other	<input checked="" type="checkbox"/>	Edit View
2	CDBG TARGET AREAS	Local Target area	<input checked="" type="checkbox"/>	Edit View
	EAST VILLAGE	Local Target area	<input type="checkbox"/>	View
	HIGHLAND VIEW REDEVELOPMENT AREA	Local Target area	<input type="checkbox"/>	View
	SCARBORO NEIGHBORHOOD	Local Target area	<input type="checkbox"/>	View
	WOODLAND	Local Target area	<input type="checkbox"/>	View

IDIS Table 19



CDBG Target Areas - Census Block Groups below:

ObjectID	Source	Geoname (Anderson County, TN)	Low	LowMod	Lmmi	LowModur	LowMod%	MOE
177577	2015ACS	Block Group 1, Census Tract 201	710	995	1215	1395	71.33	±15.48
177578	2015ACS	Block Group 2, Census Tract 201	720	840	975	1550	54.19	±17.42
177583	2015ACS	Block Group 3, Census Tract 202.2	625	1255	1315	1650	76.06	±19.82
177589	2015ACS	Block Group 3, Census Tract 204	920	1205	1390	1670	72.16	±24.19
177591	2015ACS	Block Group 2, Census Tract 205	395	580	600	650	89.23	±27.69
177592	2015ACS	Block Group 3, Census Tract 205	700	950	1165	1545	61.49	±22.91

Identify the neighborhood boundaries for this target area.

Legacy Neighborhoods to include the Manhattan District Overlay (MDO) -This area is in the north central part of the city, much of which is along a ridge known as Black Oak Ridge. The borders are Outer Drive and West Outer Drive to the north and much of the housing, south, to Oak Ridge Turnpike. The eastern border is East Drive at the eastern city limits. The western border at Outer Drive is Jefferson Avenue. There is also a portion to the west that runs between Robertsville Road and Oak Ridge Turnpike. The southern portion also includes the Woodland Neighborhood which is between Lafayette Drive to the east and South Illinois Avenue to North and South Purdue Avenue. Manhattan Avenue bisects this area.

Include specific housing and commercial characteristics of this target area.

The M.D.O. is a zoning district as identified by the city representing areas built by the Federal Government to house employees and their families during the Manhattan Project. These units were not intended to be permanent residential structures, but as the project came to a close, the Federal Government sold all housing units to willing buyers. To date, most of these structures are still occupied with many of them currently utilizing original building systems. The MDO area includes the following neighborhoods: Highland View, Scarboro, East Village and Woodland.

How did your consultation and citizen participation process help you to identify this neighborhood as a target area?

For the past several CDBG Consolidated Plans, eligible census tracts of legacy neighborhoods have been the primary target area for all project goals and activities. Being the most historically significant part of town, parcels located in the MDO were included in the National Park designation. The consultation process primarily focused on citizen residents and property owners with the MDO. Other Non-Profit housing partners also focus their rehabilitation and development efforts almost exclusively in this area. Target areas are based on Census Tract data and local need input from all participating stakeholders. Public meetings and other outreach event, to assess need, to receive feedback on proposed plans, and public hearings are conducted in the neighborhoods located in the MDO.

Identify the needs in this target area.

Nearly all structures in the City of Oak Ridge that were built during the 1940's, had or currently still have lead based paint and asbestos building components. Plumbing and Electrical systems in these structures, that have not been replaced or updated, are at risk of becoming non-operational or dangerous. Nearly 30% of the residents in the MDO are EL/L income levels and their cost-burdens are high. An unusual challenge presented in the MDO is that all the legacy structures are aging simultaneously with only a few being renovated and updated each year. Deferred maintenance, by both owners and occupants of these structures, is evident and has been slowing taking its toll on the livability of the neighborhoods.

What are the opportunities for improvement in this target area?

Defining, developing and implementing a neighborhood strategy along with redefining historical districts to more accurately depict what is still contributing or not, are paramount first steps to taking advantage of the many opportunities available. Federal and State grants, partnerships with non-profit housing agencies and social services are all viable options to create a reinvigorate the City's historic neighborhoods.

Are there barriers to improvement in this target area?

YES. Cost is a significant barrier this area. Another barrier is property owners and residents "buy-in" at all income levels that the MDO could actually become the new vibrant "old city" instead of just managing its slow decline.

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Allocation priorities are ranked as follows:

1. Manhattan District Overlay
2. CDBG Target Areas – Census Block Groups (page 47) to include commercial

SP-25 Priority Needs - 91.215(a)(2) & SP-26

Narrative (Optional):

The City of Oak Ridge will prepare three Annual Action Plans during this Consolidated Plan. Each Annual Action Plan will describe the activities for the coming program year the priority needs of the City of Oak Ridge CDBG Consolidated Plan for Program Years 2023 – 2025. Additionally, each Consolidated Annual Performance and Evaluation Report (CAPER) will report the City's progress in addressing the strategies, objectives and actions of the three-year Consolidated Plan and the associated Annual Action Plan. The priority needs will be in compliance with at least one of the three HUD national objectives of activities benefiting L/M income persons, prevention/elimination of slum or blight and Neighborhood improvement projects.

Allocation priorities listed are listed in Section ES-05 (2) and ranked as follows:

1. Housing Renovations
2. Public Facility / Infrastructure Improvement
3. Neighborhood Improvement Projects
4. Grant Administration

SP-30 Influence of Market Conditions - 91.215 (b)

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA):	<p>According to THDA website, Anderson and Roane County which include the City of Oak Ridge, no waiting list exists for this assistance</p>
TBRA for Non-Homeless Special Needs:	<p>Emory Valley Center, ORHA and private non-profit facilities provide services/resources for this population. Additionally, the City supplements funding for programs administered by these agencies.</p>
New Unit Production	<p>ORLB, ORHADc, ADFAC, HHAC and other housing partners continue to plan new affordable housing units for all income levels. Owner-occupied dwelling for L/M income families are priority</p>
Rehabilitation	<p>The City is beginning to partner with local non-profit agencies as sub recipients to perform specific emergency and planned housing repairs</p>
Acquisition, including preservation	<p>For previous consolidated plans, the largest expenditure of funds was for the acquisition and elimination of blight. The success of this effort to date have had a profound influence on market conditions and have contributed to having over 58 dwelling units returned to the tax rolls.</p>

IDIS Table 20

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction:

This section provides an overview of the potential resources available for programs that benefit Oak Ridge residents to include CDBG Entitlement funds. The City of Oak Ridge and community non-profits consistently search for funding sources through grant opportunities, community organizations and other philanthropic groups. Currently there are areas within the city limits of Oak Ridge that qualify for low-income tax credits which are being utilized by private developers. The City does not have an activity utilizing low-income tax credits at this time.

Source of Funds	Source	Uses of Funds	Expected Amount Available Year 1	Expected Amount Available Remainder of Con Plan	Narrative Description
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	Annual Allocation: \$ 236872 Program Income: \$ 0 Prior Year Resources: \$ 226876 Total: \$ 463748	\$ 214105	CDBG expenditures have been drastically reduced in 2020 due to COVID19. This pause in spending has contributed to having \$440,981 of unspent funds available for this ConPlan.
Other CARES Act COVID19	public - federal	Other COVID-19	\$ 232681	\$ 372020	Special allocation of CDBG funds to be used to prevent, prepare for, and respond to the coronavirus (COVID-19).

IDIS Table 21

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied:

CDBG funds are not used to leverage other grants. No matching funds required.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan:

The City of Oak Ridge and the Oak Ridge Land Bank currently own approximately a dozen properties that were acquired using a variety of funding sources. The end goal is to redevelop these vacant lots into owner-occupied single-family dwellings that will benefit L/M individuals and families while stabilizing the neighborhoods they are located. Additionally, developer negotiations are underway for held downtown commercial properties to create a new downtown district.

Discussion:

State of Tennessee Programs

The City began contracting the operation of a demand response van transit system during February 1993. The City's current contractor for operating the transit system is East Tennessee Human Resources Agency (ETHRA). The City appropriated approximately \$200,000 for this program in the FY2023 budget. The primary source of revenue for this program is a special one-cent-per-gallon inspection fee levied on all petroleum products bought, sold or stored in the state, and an operating assistance grant from the State of Tennessee, Department of Transportation (TDOT).

City General Fund Resources

Housing Initiatives – COR General Fund. Oak Ridge City Council approved the FY2023 budget authorizing that \$100,000 be allocated to the Housing Initiatives Budget. Housing Initiative became the primary funding source for Code Enforcement Actions to include acquisition of properties not otherwise eligible for CDGB funding. The City also allocated \$20,000 to the Oak Ridge Land Bank to increase affordable housing options. Plus \$20K has been allocated for neighborhood improvement strategy.

Social Services Program

The City budgeted approximately \$160,000 during FY2023 for the Social Services Program with ADFAC. The program was developed to assist City residents with short-term housing and prescription drug needs. Assistance guidelines were adopted by the Oak Ridge City Council in the Social Services Policy and include payments for rent, utilities for eligible Oak Ridge residents.

Healthy Start Program

The City FY2023 budget contains an appropriation of approximately \$25,000 as a grant for the Healthy Start Program. This program assists first time mothers who are assessed as "at risk" of not being an effective parent due to family history and the mother's current status. The program provides assistance using Family Support Workers who visit participating families in their homes at least weekly for three to five years, or until the child starts school.

Capital Improvement Programs (CIP)

Every year, City staff prepares a Capital Improvements Program (CIP) that provides detailed information on capital projects for the upcoming fiscal years. The capital projects are to maintain and enhance city facilities, parks, utility infrastructure and streets. Funding for all capital projects is provided by several agencies within the federal and state governments and funding resources by the City.

Affordable Housing Fee Adjustments

In order to facilitate the provision of affordable housing in the City, zoning and permit fees are adjusted for residential construction (including renovation) projects.

SP-40 Institutional Delivery Structure - 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Sort*	Responsible Entity	Responsible Entity Type	Role	Geographic Area Served (optional)	Action
1	<div>Select Organization</div> <div>OAK RIDGE</div>	<div>Government</div> <div>If Other Specify...</div>	<div>Affordable Housing</div> <div><input type="checkbox"/> Ownership</div> <div><input type="checkbox"/> Rental</div> <div><input type="checkbox"/> Public Housing</div> <div><input type="checkbox"/> Homelessness</div> <div><input checked="" type="checkbox"/> Non-homeless special needs</div> <div>Community Development</div> <div><input checked="" type="checkbox"/> public facilities</div> <div><input checked="" type="checkbox"/> neighborhood improvements</div> <div><input checked="" type="checkbox"/> public services</div> <div><input type="checkbox"/> Economic Development</div> <div><input checked="" type="checkbox"/> Planning</div>	<div>Jurisdiction</div> <div>If Other Specify...</div>	

IDIS Table 22

Assess strengths and gaps in the institutional delivery system

A requirement of the Consolidated Plan is to describe the organizations that assist the City of Oak Ridge to provide the housing and community development-related programs. Institutional structure is defined as the private, public and non-profit organizations through which a jurisdiction will carry out the Consolidated Plan activities. City staff and officials, non-profit organizations, businesses, faith-based organizations, neighborhood groups and citizens are all vital partners in the housing and community development delivery system.

City of Oak Ridge Staff and Officials

The City assigning one staff member and/or one department with full responsibility for the CDBG program. The City's internal housing committee reviews all CDBG program activities and makes recommendations to the City Manager for his evaluation and prioritization to City Council. The three-year CDBG Consolidated Plan PY2023 – 2025 reflects input by city staff, officials, non-profit agencies and residents. The Senior Planner and a consultant were tasked with the responsibility of conducting public meetings, collecting data, documenting the process and creating this Consolidated Plan.

Housing and Community Development Partners

The City uses Local Housing Initiative and CDBG entitlement funds along with THDA Home funds to assist with accomplishing HUD's national objectives. Leadership begins with the City's elected officials with the approval of the Consolidated Plan strategies and Annual Action Plan activities and contracts.

Effective program delivery would not be possible without the coordination of Federal, State and local partners. The City staff and officials rely on the area non-profit organizations, state and federal officials to provide insight with respect to the needs of our residents.

The non-profit organizations in our community are vital partners for the delivery of services and programs for Oak Ridge residents. The organizations work well together and are a valuable network of resources for Oak Ridge residents.

The Knoxville HUD office is also a resource, providing advice and assistance with statutory and regulatory requirements, technical assistance and training for the CDBG entitlement program for City staff and officials. The HUD office also helps with marketing and outreach efforts to promote community development and affordable housing for the region.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Counseling/Advocacy	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Legal Assistance	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Mortgage Assistance	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Rental Assistance	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Utilities Assistance	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Street Outreach Services			
Law Enforcement	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Mobile Clinics	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other Street Outreach Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Supportive Services			
Alcohol & Drug Abuse	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Child Care	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Education	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Employment and Employment Training	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Healthcare	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
HIV/AIDS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Life Skills	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mental Health Counseling	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Transportation	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If Other Specify...			
<input type="text"/>			

IDIS Table 23

Describe the extent to which services targeted to homeless person and persons with HIV and mainstream services, such as health, mental health and employment services are made available to and used by homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families and unaccompanied youth) and persons with HIV within the jurisdiction:

The City of Oak Ridge does not directly fund or manage any social programs or services designed to benefit specific persons as listed other than the indirect assistance they receive through the accomplishments of related CDBG goals and objectives. These specific needs are provided by non-profit partners and local mental health facilities.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The strong working relationship with non-profit housing and mental/developmental health facilities is key to the City's success. There are no city owned/operated homeless shelters, family justice centers, food banks or unaccompanied youth shelters.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The Priority of Needs as outline in SP-25 covers a wide range of benefits to the community's special needs population. There are no immediate plans to add new public facilities or services that duplicates what our non-profit partners and mental/developmental service providers already offer. The strategy for overcoming gaps is based on good faith, open communication and sharing of a common goal with our identified community partners to serve the special needs population. The City must remain active in the Continuum of Care and look for ways to fill gaps as they are discovered.

SP-45 Goals - 91.215(a)(4)

Sort*	Goal Name
1	Housing Renovations
2	Infrastructure and Public Facility Improvements
3	Neighborhood Improvement Projects
4	Grant Administration

IDIS Table 24

SP-48 Goals Summary Consolidated Plan (PY23 – PY25)

Estimated total funds available for 3 year plan: \$626,598.00

Sort #	Goal Name	Category	Geographic Area	Needs Addressed	3 Year Funding Estimates	Goal Outcome Indicator
1	Neighborhood Improvement Projects	Non-Homeless Special Needs Non-Housing Community Development	Manhattan District Overlay CDBG Target Areas	Activities Benefitting L/M Area	\$188,666.00	Provide neighborhood public space, neighborhood street makeover; park and recreation facility improvements
2	Housing Renovations	Affordable Housing Non-Homeless Special Needs	Manhattan District Overlay	Activities Benefitting L/M Area	\$188,666.00	Provide housing renovation assistance to ensure continuity of essential services for L/M persons
3	Infrastructure Projects/Public Facility Improvement	Non-Housing Community Development	CDBG Target Areas	Activities Benefitting L/M Area	\$188,666.00	Infrastructure Projects Access/Connectivity
4	Grant Administration	Other	Manhattan District Overlay CDBG Target Areas	Grant Administration	\$60,600.00	Provide funding and training for CDBG admin

IDIS Table 24 Modified

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

SP-50 Public Housing Accessibility and Involvement - 91.215(c)

ORHA provided responses

Public Housing Accessibility and Involvement saved.

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement):

ORHA currently has 9 accessible units or 7% of the total portfolio. Therefore, there is no need to increase the number of accessible units at this time.

Activities to Increase Resident Involvement:

ORHA has held informational resident meetings to share updates on capital projects and overall portfolio improvements. These meetings allow residents opportunities to provide feedback and be involved in project improvements as plans move forward.

Additionally, residents are encouraged to be involved and provide feedback via email and during one on one meetings.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the troubled designation:

Not Applicable

SP-55 Strategic Plan Barriers to Affordable Housing - 91.215(h)

Barriers to Affordable Housing:

The regulations for the CDBG Consolidated plan require an explanation of whether the cost of housing or the incentives to develop, maintain or improve affordable housing are negatively affected by public policies, these include tax policies, land use controls, zoning ordinances, building codes, fees and charges, growth limits and policies that affect the return on investment for residential development.

Historically, the City of Oak Ridge has been actively involved in issues concerning the housing market. The adoption and enforcement of zoning and subdivision regulations and building codes has shaped the growth of neighborhoods and influenced the design, quality, and cost of the community's housing stock. The Planning and Development Department administers these policies, which have made Oak Ridge a planned and livable city. During the last several years, City of Oak Ridge officials and staff have been determined to reduce the perception that these regulations and policies are detrimental to residents and residential developers. These policies and the method to reduce the barriers to affordable housing include:

- Building codes and standards - The City of Oak Ridge has adopted the 2018 International Building Code and International Residential Code as published by the International Code Council.
- Building permits and fees - The City of Oak Ridge has an administrative policy D-200 titled Fees and Municipal Services and Supplies. Section 2.110, Affordable Housing Fee Adjustments eliminates any zoning fees, moving fee and demolition fee and reduces to \$25.00 the permit fees. Item a, of Section 2.110 will be updated to reference the CDBG target areas utilizing data from the most recent U.S. Census.
- Property tax freeze - City Council approved a resolution authorizing a local option property tax freeze program for taxpayers 65 years of age or older based on income and ownership of eligible property and other guidelines as set forth in the resolution.
- Lack of knowledge of available programs and resources - The City of Oak Ridge will continue efforts to communicate information concerning available programs and resources through the website and newspaper notices and articles.
- Two barriers to affordable housing seem to be nationwide trends. The private housing market does not generally provide new affordable housing without some type of subsidy or incentive and older housing units that are affordable often have physical problems that make the units ineligible for financing from private lending institutions.
- Launch of CityView development portal to make interface with the City Planning and Development Department more efficient and accessible.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing:

In addition to these barriers, many buyers of older and affordable homes in Oak Ridge available to low or moderate-income residents, require some type of financing or subsidy. Methods to address the barriers to affordable housing that are stated above include:

- Use of innovative approaches and cooperative partnerships with other public agencies and private organizations to meet the need for new affordable housing.
- Promote housing rehabilitation programs for older homes so that an increased number of houses meet the 2018 International Property Maintenance Code.

SP-60 Homelessness Strategy - 91.215(d)

Describe how the jurisdiction's strategic plan goals contribute to:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs.

The City of Oak Ridge will continue to provide support to TORCH as they provide Street Outreach to unsheltered individuals.

Homeless Outreach Strategy (TORCH):

TORCH's currently utilizes a 4 part plan for each homeless individual encountered. 1. Assess 2. Triage/Outreach 3. Rapidly Rehouse 4. Stabilization.

1. Assess: TORCH utilizes the HUD mandated Coordinated Entry and Assessment process to evaluate if an applicant qualifies for TORCH services and the clients immediate needs.
2. Triage/Outreach: Street Outreach services target individuals and families living unsheltered, meaning those who qualify under 21 CFR Part 576.2 paragraph (1)(i) of the definition of "homelessness." Services are described under 21 CFR Part 576.101. Services for eligible program participants are provided on the street or in parks, abandoned buildings, bus stations, campgrounds, and in other such settings where people living unsheltered are staying. Case Managers will provide unsheltered homeless with food, material needs, help obtaining documentation, help filling out applications, and linkage to services such as TORCH's Outreach Office, Travel Assistance, Rapid Rehousing, Income based housing, medical and mental health services, and other services as needed. In cases where a child is sleeping outside or other special needed hotel vouchers may be provided to insure that vulnerable people have secure and safe shelter.
3. Rapid Rehousing : Case Managers will help homeless clients to transition rapidly into housing by assisting clients in identifying and overcoming housing barriers; assisting with obtaining necessary documentation, providing technical assistance, housing linkage to landlords with affordable private rental homes and available public housing and section 8 housing, financial assistance upon move-in
4. Follow-Up: Follow up services are provided to those who obtained housing in non-subsidized housing. These services may include case management, financial planning and budgeting guidance, and financial assistance in the form of past due rent or utility assistance to insure persons do not return to homelessness.

Addressing the emergency shelter and transitional housing needs of homeless persons.

The City of Oak Ridge will provide technical support to the following agencies:

1. Emergency Shelter is currently provided by TORCH in the form of hotel vouchers. These vouchers are available to families with children who are staying outside, or those with a special need.
2. Transitional Housing is provided at the AGAPE house. Owned and operated by the Oak Ridge Universalist Unitarian Church, AGAPE House is two unit duplex which typically houses one family per unit for between 1 and 3 months.
3. Ridgeview mental health operates up to 8 transitional housing units for individuals who have a mental health diagnosis.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The City of Oak Ridge will provide technical support as TORCH utilizes the following plan for rapidly rehousing the homeless of Oak Ridge.

TORCH will utilize Rapid Rehousing to assist clients with transitioning from homelessness into housing quickly.

Immediate Rapid Rehousing (Past Due amounts, Utility Deposits, Rental Deposits only):

Upon verifying that an applicant qualifies for RRH services the applicant will receive Immediate Case Management and assistance with locating housing and financial assistance to secure housing quickly. Rapid Rehousing clients who are without children and able bodied or who are above the 30% median income threshold, or receiving financial assistance from another agency such as Section 8 will be notified that they will qualify for assistance with ESG move in costs but no

further assistance through ESG will be granted beyond initial move in costs to obtain housing (Some of these clients may qualify for assistance after move in from the United Way Stable Ground Funding in isolated times of need.)

Continued Rapid Rehousing: A client is deemed as “high risk” and at a greater risk for recidivism by meeting the following criteria:

Client is without income, or at 30% below the poverty line at enrollment and meets one of the following criteria:

- The Client is caring for children in the household below the age of 18.
- The Client is disabled.
- The client is caring for someone who is disabled.
- The client is chronically homeless.

If the client meets these criteria they may be considered for Continued Rapid Rehousing Services. Clients will receive up to 3 months of assistance. Each month a case manager and client will meet and agree on a set amount that client is to pay based on the client’s income and life circumstances. If funding is available clients may be eligible for 2 extensions beyond the original 3 month “shelter” period. These occurrences will be rare. No ESG financial assistance will be given beyond 9 months.

Stable Ground: These funds are only available to formerly homeless clients housed through Rapid Rehousing in non-income based housing. Once a formerly homeless household is housed Stable Ground assistance can provide follow up case management and financial assistance if the household encounters a time where they are not able to meet all of their financial obligations. Stable Ground may assist with past due rent or past due utility payments.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The City of Oak Ridge will continue to support the efforts of ADFAC as they provide services to prevent homelessness.

Aid to Distressed Families of East Tennessee: For homeless prevention The City partners with Aid to Distress Families of Appalachian (ADFAC) on the Project Safe program, a program that assists eligible persons with utility payments. The City provides property tax funds to ADFAC for the administration of the City of Oak Ridge Social Services Program (CORSS). ADFAC provides counseling services by a certified social worker to each client prior to providing funds for past due utility payments, and rental assistance.

SP-65 Lead-based Paint Hazards - 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards:

Childhood lead based paint poisoning is a significant problem nationally. On September 15, 2000, HUD regulation (24 CFR Part 35) took effect streamlining, modernizing and consolidating all lead-based paint requirements in federally- assisted housing to ensure that children are adequately protected from lead poisoning. The regulation prescribes certain action by HUD grantees to identify, stabilize or remove lead-based paint hazards in any housing receiving HUD assistance.

The rule only affects residential structures built before 1978. The scope of activities required by HUD is dependent upon the type of housing impacted and the amount of federal assistance being provided, with rehabilitation activities using in excess of \$25,000 of HUD funds requiring the highest level of treatment.

The City of Oak Ridge includes a detailed and strict requirement in the CDBG sub recipient agreements pertaining to the treatment of lead-based paint. The article of the sub recipient agreement specifies the Lead-Based Paint Poisoning Prevention Act and the HUD Lead-Based Paint Regulations. The City of Oak Ridge also verifies with all sub recipients that information concerning lead-based paint hazards is provided to their clients.

Rehabilitation projects by ADFAC and the City are the most affected by the HUD ruling. Both programs assume that all units built prior to 1978 have lead-based paint, so all contractors must be certified and licensed to use safe work practices. Once the project is complete, each unit is required to be inspected and given clearance, utilizing HUD specified standards. ADFAC and the City provides all of their client's detailed information regarding lead-based paint and its possible effects to children, elderly and others in the household.

How are the actions listed above related to the extent of lead poisoning and hazards?:

The goals identified in this Consolidated Plan do call for Neighborhood Improvement Projects. Houses identified for rehabilitation are risk assessed by the City of Oak Ridge to determine if there is a need to address suspected LBP using visual inspections and occupant interviews for child contact. Each project where LBP is found, receives the required EPA LBP information (Renovate Right brochure) and the occupant/owners are informed based on the specific scope of work.

How are the actions listed above integrated into housing policies and procedures?:

The City and its Sub-Recipients will hire certified EPA Lead Inspectors and Risk Assessors as needed. The City of Oak Ridge and partners will continue to address the hazards of lead-based paint in the activities receiving HUD funding, in compliance with the prescribed regulations and for the health, safety and welfare of our citizens.

SP-70 Anti-Poverty Strategy - 91.215(j)

Jurisdiction Goals, Programs, and Policies for reducing the number of poverty-level families:

The City of Oak Ridge recognizes that it has little control or influence on the most critical factors related to poverty such as wages, family disruptions, health problems, mental illness, social responsibility and employment opportunities. The City's primary tools to address poverty are limited to tax policies, social service programs, housing assistance and economic development programs. When these are combined with the provision of life safety programs such as police and fire protection and the construction and maintenance of city streets, parks and utilities, they help create the kind of environment where citizens can concentrate on working and making a living.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan:

The City, in conjunction with other public agencies and private organizations, will seek to provide very low- and low-income households with various opportunities to gain the knowledge, skills and motivation to become fully self-sufficient. Specifically, the City of Oak Ridge will continue to pursue resources and innovative partnerships to support the development of affordable housing, rental assistance, homeless prevention, health services and transportation all with the intent of providing the direction to build a community empowered to provide quality of life for all its citizens.

SP-80 Monitoring - 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

City of Oak Ridge staff and officials view monitoring as an opportunity to provide ongoing technical assistance and support to assist sub recipients reach project goals and improve services for our residents. The City of Oak Ridge recognizes the value of communication with citizens and sub recipients, and understands it is vital for a successful CDBG program.

Project monitoring activities include desk monitoring, preparation of performance reports, onsite reviews and evaluations as well as continuous training. These monitoring activities combined provide the City with the necessary tools to administer a successful CDBG program.

Desk monitoring requires the complete and accurate documentation of client eligibility, property eligibility, appropriate funding levels for the activity and the compliance with all program requirements (i.e. environmental review).

Sub recipient agreements provide documentation that allows the City to comply with HUD program-related regulations.

The City of Oak Ridge has additional monitoring procedures included in each sub recipient agreement that require the sub recipient to provide the following assurances:

- Ensure consistency with primary objective—not less than 70 percent of CDBG funds used during the program year must be for activities that benefit low- and moderate- income persons
- Ensure each activity meets the criteria for one or more of the national objectives
- Ensure compliance with all other regulatory eligibility requirements for each activity
- Ensure compliance with all other applicable laws and program requirements
- Ensure production and accountability
- Evaluate organizational performance
- Evaluate each activity utilizing the HUD Outcome Framework that includes specific objectives and corresponding outcomes

The monitoring activity is part of the grant administration duties performed by Jacob Smith, Senior Planner. He will monitor the progress of all PY2023/FY2024 Annual Action Plan programs and prepare the Consolidated Annual Performance Evaluation Report (CAPER), which will cover the progress made for each activity, as well as number of beneficiaries, number of units and number of dollars spent through the annual Grantee Performance Report. Jacob Smith shall, as appropriate, conduct annual onsite reviews of activities to assess the capabilities of sub recipients and to review case files.

The primary monitoring goal for PY2023/FY2025 Con-Plan will be the continuing implementation of the HUD Outcome Framework and City compliance with CDBG program rules and regulations.

Consolidated Plan Portion END – (See 1st year Annual Action Plan & Appendix)

Annual Action Plan – PY23/FY24 (1 of 3) (Proposed with PY23-25 Consolidated Plan)

AP-15 Expected Resources - 91.220(c)(1,2)

Introduction:

This section provides an overview of the potential resources available for programs that benefit Oak Ridge residents. This section does not include the CDBG Entitlement funds. The City of Oak Ridge and community non-profits consistently search for funding sources through grant opportunities, community organizations and other philanthropic groups. Currently there are areas within the city limits of Oak Ridge that qualify for low-income tax credits which are being utilized by private developers. The City does not have an activity utilizing low-income tax credits at this time.

Priority Table

Source of Funds	Source	Uses of Funds	Expected Amount Available	Expected Amount Available Remainder of Con Plan	Narrative Description
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	Annual Allocation: \$ 208666 Program Income: \$ 0 Prior Year Resources: \$ 0 Total: \$ 208666	\$ 0	PY23/FY24 Funding will primarily be for Infrastructure and Public Facility improvements along with adding additional funds to Housing Renovations through the use of sub-recipients.

IDIS Table 1

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied:

No federal funds will be leveraged. No matching funds required.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan:

As of April, 2023 - 13 properties are held by the City of Oak Ridge and the Oak Ridge Land Bank, Inc. City Council has established goals and objectives to prioritize the disposition of properties currently held that support the needs identified in this plan as follows:

- Develop programs and partnerships that promote owner occupied housing, new home ownership, and encourage private investment (Disposition: 58 properties have been returned to the tax rolls primarily as affordable housing units;
- Return property acquisitions to viable tax producing status as soon as practical;
- Acquire residential and commercial property through foreclosures, donations, and negotiations in strategic locations that create a stabilizing impact on adjacent property and residential neighborhoods;
- Establish a streamlined procedure that provides tax benefits and incentives for residents and absentee owners to consider dedicating property to the Oak Ridge Land Bank;
- Determine highest and best use of acquired property, which when privatized, will maximize return on investment, and consideration may also be given for properties to be used for municipal purposes;
- Through acquisitions, property management, investments, and property sales, develop a business model that is financially sustainable and encourages environmental stewardship;
- Partner with the City of Oak Ridge, Anderson County, the Oak Ridge Housing Authority, and non-profit organizations to ensure actions do not duplicate existing efforts or create deterrents to home ownership or environmental code compliance;
- Additionally, the City works with neighborhoods to find and create Neighborhood Improvement Projects using City and Land Bank owned properties.

Discussion:

No further discussion.

AP-20 Annual Goals and Objectives - 91.220(c)(3)&(e)

Goals:

Sort*	Goal Name
1	Housing Renovations
2	Infrastructure and Public Facility Improvements
3	Grant Administration

IDIS Table 2

AP-23 Annual Goals Summary

Sort #	Goal Name	Category	Geographic Area	Needs Addressed	PY20 Funding Allocation	Goal Outcome Indicator
1	Housing Renovations	Affordable Housing Non-Homeless Special Needs	CDBG Target Areas	Activities Benefitting L/M Area	\$94,000	Provide housing renovation assistance to ensure continuity of essential services for L/M persons
2	Public Facility / Infrastructure Projects	Non-Housing Community Development	CDBG Target Areas	Activities Benefitting L/M Area	\$94,000	Provide public facility and infrastructure repairs and upgrades to improve performance and accessibility
3	Grant Administration	Other	Manhattan District Overlay CDBG Target Areas	Grant Administration	\$20,666.00	Provide funding and training for CDBG admin

IDIS Table 2 modified

TOTAL ALLOCATION (Anticipated) for PY23 = \$208,666.00

Annual Action Plan (2023-1.0)

AP-35 Projects - 91.220(d)

*Introduction:

The Manhattan District Overlay (MDO) is a historic district built by the Federal Government to house employees and their families during the Manhattan Project that includes the following neighborhoods: Highland View, Scarboro, East Village and Woodland. These units were not intended to be permanent residential structures, but as the Project came to a close, the Federal Government sold all housing units to willing buyers. To date, many of these structures are still occupied and have had few improvements. Because of this, housing renovation continues to be a primary goal of the City's CDBG plan. Also continued are projects for Public Facility and Infrastructure Access/Connectivity projects in the CDBG Target Areas.

Projects

Sort*	Project Title
1	Housing Renovations
2	Public Facility/Infrastructure Projects
3	Grant Administration

IDIS Table 3

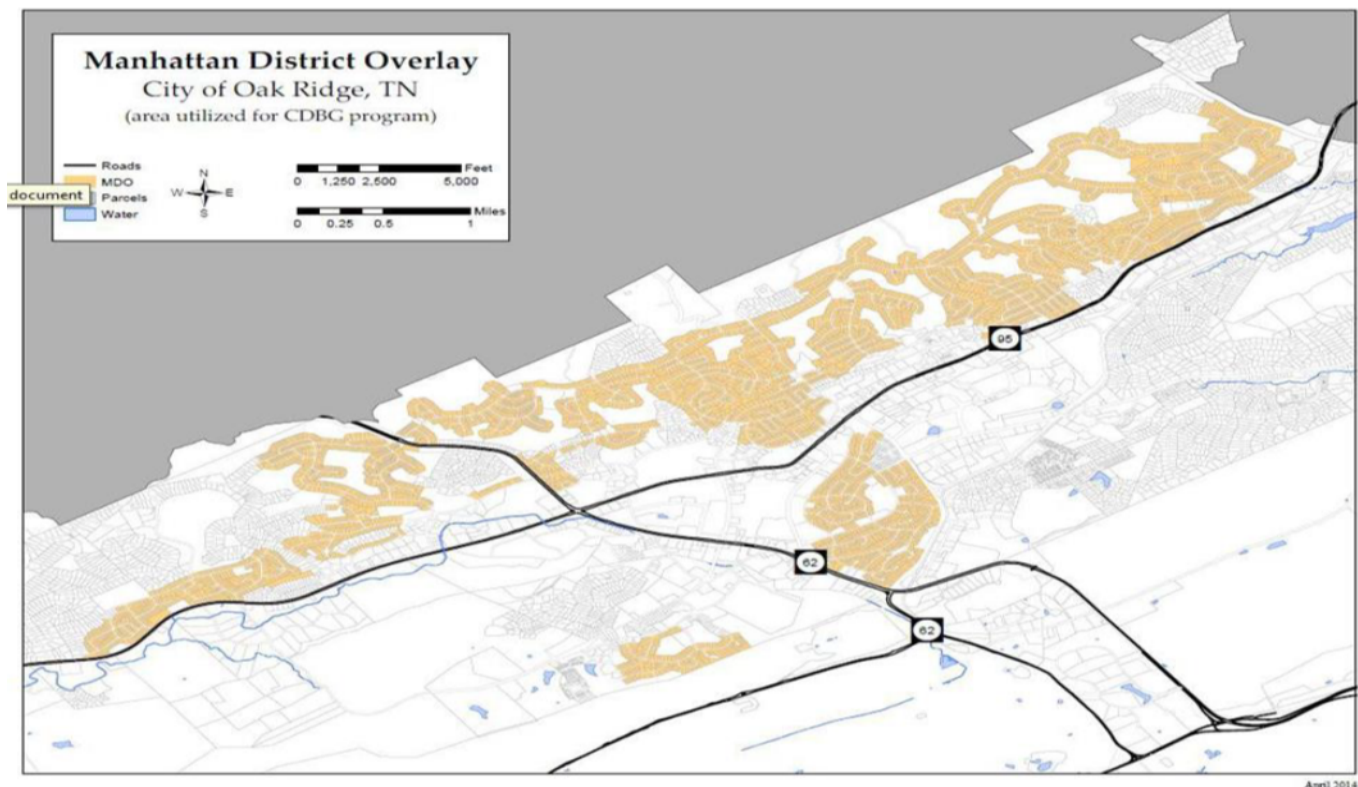
Describe the reasons for allocation priorities and any obstacles to addressing underserved needs:

Due to Oak Ridge's WWII era housing and the legacy neighborhoods design, core housing stock and infrastructure have been deteriorating at the same rate. A significant number of these residential and commercial structures along with the corresponding infrastructure features have issues with deferred maintenance in the CDBG Target Areas. In both geographic areas, dwelling units have increasingly become rentals and public assistance housing. Because MDO properties are part of the historic Manhattan Project, mitigating the adverse effect identified by the SHPO 106 process have become very time consuming and cumbersome thus causing excessive delays in the renovation of these units in many cases are too costly for L/M income homeowners to afford.

AP-50 Geographic Distribution - 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City of Oak Ridge is concentrating its revitalization efforts within the Manhattan District Overlay (MDO). The MDO is a historic district where the majority of the structures were originally built by the Federal Government in the early 1940s to house employees and their families during the Manhattan Project. Many of these units were not intended to be permanent residential structures, but as the Project came to a close, the Federal Government sold all housing units to willing buyers. To date, the majority of these structures are still occupied and many need improvements. The MDO area includes the following neighborhoods: Highland View, Scarboro, East Village and Woodland.



This area is in the north central part of the city, much of which is along a ridge known as Black Oak Ridge. The borders for this area are Outer Drive and West Outer Drive to the north and much of the housing south to Oak Ridge Turnpike (but not all). The eastern border is East Drive at the eastern city limits. The western border at Outer Drive is Jefferson Avenue. There is also a portion to the west that runs between Robertsville Road and Oak Ridge Turnpike. The southern portion also includes the Woodland Neighborhoods, which is between Lafayette Drive to the east and South Illinois Avenue to North and South Purdue Avenue. Manhattan Avenue bisects this area. The Scarboro Neighborhood lies west of Woodland and is a historically black community.

Geographic Distribution	
Target Area	Percentage of Funds
Manhattan District Overlay	50 %
CDBG TARGET AREAS	50 %

IDIS Table 4

Rationale for the priorities for allocating investments geographically

Table: "CDBG Target Areas – Census Block Groups" as listed below, six groups show the Census Block Groups within the City of Oak Ridge in which the median household income is considered Low to Moderate. Block Group 1, CT 201 is irregular shaped with Oak Ridge Turnpike being on the north between Lafayette and W. Vanderbilt Dr to Illinois Ave to Tuskegee Dr to DOE N. Patrol Rd. back to Illinois Ave; Block Group 2 CT is elongated shaped bound by Oak Ridge Turnpike to the North to from W. Vanderbilt Dr. to Anderson County Line south to Tuskegee Dr.; Block Group 3, CT 202.2 is primarily Woodland Neighborhood with Illinois to the South West along N&S Purdue to Lafayette Dr back to Illinois Ave.; Block Group 3, CT 204 is irregular shaped with Oak Ridge Turnpike being on the north between Georgia Ave. to Robertsville Rd. north to Hillside Rd to Highland Ave. north to Outer Dr. to Michigan Ave back to Georgia Ave via Broadway Ave.; Block Group 2, CT 205 is a smaller tract having bordering N. Illinois Ave, W. Outer Dr to Highland Ave. back to N. Illinois Ave via Hillside Ave.; Block Group 3, CT 205 is the area primarily west of N. Illinois Ave including W. Outer Dr. to Louisiana Ave to Robertsville Rd. back to N. Illinois Ave. via Iroquois Rd.

Low: at or below 50% of the area median income AMI,

LowMod: at or below 80% of AMI, and

LMMI: at or below 120% of AMI (just for the NSP program)

CDBG Target Areas - Census Block Groups:

ObjectID	Source	Geoname (Anderson County, TN)	Low	LowMod	Lmmi	LowModur	LowMod%	MOE
177577	2015ACS	Block Group 1, Census Tract 201	710	995	1215	1395	71.33	±15.48
177578	2015ACS	Block Group 2, Census Tract 201	720	840	975	1550	54.19	±17.42
177583	2015ACS	Block Group 3, Census Tract 202.2	625	1255	1315	1650	76.06	±19.82
177589	2015ACS	Block Group 3, Census Tract 204	920	1205	1390	1670	72.16	±24.19
177591	2015ACS	Block Group 2, Census Tract 205	395	580	600	650	89.23	±27.69
177592	2015ACS	Block Group 3, Census Tract 205	700	950	1165	1545	61.49	±22.91

Discussion

100% of all CDBG funds are invested into the defined MDO neighborhoods/target areas with exception of minimal associated Grant Administration costs.

AP-55 Affordable Housing - 91.220(g)

Introduction:

There will always be a difference in the City of Oak Ridge's goals and actual numbers of homeless who were provided affordable housing units due to non-profit agencies that directly assist the City in providing services to the homeless. The City of Oak Ridge's partner in assisting homeless individuals and families is Tennessee Out-Reach Center for Hope (TORCH). TORCH primarily uses Emergency Solutions Grant (ESG) funding from Tennessee Housing Development Agency (THDA). ADFAC and Habitat for Humanity of Anderson County produces affordable housing units on properties purchased by City CDBG funds. After the City transfers properties to the Oak Ridge Land Bank (ORLB), they are often donated or sold at very low rates to assist non-profit housing partners in providing affordable housing units. ORLB also works with contractors to provide new affordable owner-occupied housing units.

One Year Goals for the Number of Households to be Supported:

Homeless:	<input type="text" value="15"/>
Non-Homeless:	<input type="text" value="25"/>
Special-Needs:	<input type="text" value="6"/>
Total:	<input type="text" value="46"/>

One Year Goals for the Number of Households Supported Through:

Rental Assistance:	<input type="text" value="15"/>
The Production of New Units:	<input type="text" value="6"/>
Rehab of Existing Units:	<input type="text" value="12"/>
Acquisition of Existing Units:	<input type="text" value="0"/>
Total:	<input type="text" value="33"/>

IDIS Table 5

Discussion:

The City of Oak Ridge recognizes the need for affordable housing and wants to either facilitate or directly assist everyone who is in need, particularly the homeless and those with special needs. It is also recognized that there are partner organizations who specialize in this effort. There have been planning meetings between non-profits and the City to identify and reduce the number of duplicated services. Future annual action plans will continue to reduce blight and provide safe, livable neighborhoods while supporting our housing partners to assist the homeless and create new affordable housing.

AP-60 Public Housing - 91.220(h) (as provided by ORHA)

Introduction:

The Oak Ridge Housing Authority (ORHA) continues to address the needs of the community to promote safe and affordable housing to families with the greatest needs. The ORHA Public Housing Program (LIPH), provides preferences for homeless, working and disabled families in addition to families that have been displaced by government action (through no fault of the family) and families where a member is a veteran.

The ORHA Housing Choice Voucher Program (HCV), in addition to its preference for homeless, disabled and elderly families, has also expanded its preferences to include working families, families that have been displaced by government action, and veterans. The HCV Program is also participating in the VASH program administered by the Veterans Administration.

Actions planned during the next year to address the needs to public housing:

ORHA is exploring the use of the Rental Assistance Demonstration (RAD) program as a vehicle to preserve and improve affordable housing properties along with addressing any backlog or upcoming maintenance needs. RAD provides ORHA with the opportunity to enter into long-term contracts with HUD that would facilitate the financing of such improvements. HUD's Section 18 Disposition Program may be utilized as part of the portfolio revitalization

strategy. Additionally, the LIHTC program, along with CDBG, HOME, FHLB AHP, and THDA Housing Trust Fund programs may be utilized to provide the financing to facilitate the improvements needed to the living environment of the families living in public housing.

Actions to encourage public housing residents to become more involved in management and participate in homeownership:

The ORHA's Family Self-Sufficiency Program (FSS) will continue to be open for both residents of the Public Housing Program and for participants of the HCV Program to provide the tools and incentives necessary where families can earn a living wage and achieve financial independence and self-sufficiency. ORHA will continue to monitor the changing socio-economic needs of its community and will adjust its policies, as needed, to best serve those families with the greatest need.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance:

The Oak Ridge Housing Authority is not designated as "troubled".

Discussion:

No further discussion

AP-65 Homeless and Other Special Needs Activities - 91.220(i) (as provided by TORCH)

Introduction:

The homeless population in Oak Ridge is a heterogeneous group, which includes single individuals, families with children, and unaccompanied runaway and homeless youth. It is recognized that solving the problem of homelessness requires a combination of homeless prevention, homeless outreach, housing services, affordable housing and wrap around support services to insure once someone obtains housing they retain housing.

In 2022, approximately 404 people were identified as literally homeless and spending at least one night outside in Oak Ridge. There were 235 adults and 152 children in 165 households identified by a homeless case manager as staying outside, on the streets, in a car, or were being sheltered. Approximately 14 households per month lose housing and become homeless in the city, with the largest numbers concentrated in late December to April timeframe. Each night, approximately 65 individuals will sleep outside. Most will be adults totaling 37 females and 28 males. Of those who sleep outside, 16 will sleep outside, in tents, or in abandoned buildings. Approximately 49 will sleep in their vehicle. Each night, approximately 51 individuals and 14 families will be sheltered in hotel rooms or at shelter facilities in Oak Ridge. Approximately 21 of those sheltered will be adults, and on average, 30 will be children under the age of 18.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs:

The City of Oak Ridge provides technical support and technical assistance when requested to the Tennessee Out-Reach Center for Homeless (TORCH) with the goal of eliminating homelessness in Oak Ridge by reaching Functional Zero. Functional Zero will be achieved when the number entering homelessness is the same or lower than the number leaving homelessness. The City provides aid by focusing on the following strategies to achieve functional zero:

Increase housing stock - TORCH will partner with area landlords to offer special incentives such as a double deposit, or reimbursements for damages beyond what is covered by the deposit amount.

Decrease the number of homeless on the streets and outside - TORCH will continue to collect donations and form partnerships with area churches to house homeless families and those with special needs in hotels. The City will provide technical assistance to TORCH as they work towards fulfilling their vision of creating transitional housing or temporary residential housing for the homeless.

Increase Outreach and Rapid Rehousing - The City will aid TORCH as they utilize their model of providing Outreach and Rapid Rehousing to those who are homeless.

Homeless Outreach Strategy -

TORCH currently utilizes a **4-part plan** for each homeless individual encountered. 1. Assess 2. Triage/Outreach 3. Rapidly Rehouse 4. Stabilization (follow up).

1. Assess - TORCH utilizes the HUD mandated Coordinated Entry and Assessment process to evaluate if an applicant qualifies for TORCH services and the clients immediate needs.

2. Triage/Outreach - Street Outreach services target individuals and families living unsheltered, meaning those who qualify under 21 CFR Part 576.2 paragraph (1)(i) of the definition of “homelessness.” Services are described under 21 CFR Part 576.101. Services for eligible program participants are provided on the street or in parks, abandoned buildings, bus stations, campgrounds, and in other such settings where people living unsheltered are staying. Case Managers will provide unsheltered homeless with food, material needs, help obtaining documentation, help filling out applications, and linkage to services such as TORCH’s Outreach Office, Travel Assistance, Rapid Rehousing, Income based housing, medical and mental health services, and other services as needed. In cases where a child is sleeping outside or other special needed hotel vouchers may be provided to ensure that vulnerable people have secure and safe shelter.

3. Rapid Rehousing - Case Managers will help homeless clients to transition rapidly into housing by assisting clients in identifying and overcoming housing barriers; assisting with obtaining necessary documentation, providing technical assistance, housing linkage to landlords with affordable private rental homes and available public housing and section 8 housing, financial assistance upon move-in

4. Follow-Up - Follow up services are provided to those who obtained housing in non-subsidized housing. These services may include case management, financial planning and budgeting guidance, and financial assistance in the form of past due rent or utility assistance to insure persons do not return to homelessness.

Addressing the emergency shelter and transitional housing needs of homeless persons.

In 2023, TORCH completed building a small complex that will act as emergency shelter for homeless families with children and severely disabled clients. Families will be sheltered onsite in individual family units. 6 units have been completed and will open to client in March or April of 2023. TORCH also operates 3 separate units formerly operated by Agape House making a total of 9 emergency shelter locations for families with children and those with special needs.

TORCH also provides emergency shelter in the form of hotel vouchers. These vouchers are available to families with children who are staying outside, or those with a special need. In response to COVID, TORCH received additional shelter funds from ESFP (Emergency Food and Shelter Program) for hotel vouchers. However, this year, those funds will decrease by approximately \$20,000 which will lower the number of available shelter vouchers from approximately 13 per month to 4 per month.

Ridgeview mental health operates up to 8 transitional housing units for individuals who have a mental health diagnosis.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again:

TORCH will utilize Rapid Rehousing to assist clients with transitioning from homelessness into housing quickly.

Immediate Rapid Rehousing (Past Due amounts, Utility Deposits, Rental Deposits only) -

Upon verifying that an applicant qualifies for RRH services, the applicant will receive Immediate Case Management and assistance with locating housing and financial assistance to secure housing quickly. Rapid Rehousing clients who are without children and are able-bodied or who are above the 30% median income threshold, or receiving financial assistance from another agency such as Section 8, will be notified that they qualify for ESG move in cost assistance only. No further assistance through ESG will be granted. (Some clients may qualify for assistance after move in from the United Way Stable Ground Funding in isolated times of need).

Continued Rapid Rehousing - A client is deemed as “high risk” and greater chance for recidivism by meeting the following criteria:

Client is without income, or at 30% below the poverty line at enrollment and meets one of the following conditions:

- The Client is caring for children in the household below the age of 18.
- The Client is disabled.
- The client is caring for someone who is disabled.
- The client is chronically homeless.

If the client meets these conditions, they may be considered for Continued Rapid Rehousing Services. Clients will receive up to 3 months of assistance. Each month a case manager and client will meet to agree on a set amount that client is to pay based on the client’s income and life circumstances. If funding is available, clients may be eligible for 2 extensions beyond the original 3 month “shelter” period. These occurrences will be rare. No ESG financial assistance will be given beyond 9 months.

Stable Ground - These funds are only available to formerly homeless clients housed through Rapid Rehousing in non-income-based housing. Once a formerly homeless household is housed, Stable Ground assistance can provide follow up case management and financial assistance if the household encounters a time where they are not able to meet all of their financial obligations. Stable Ground may assist with past due rent or past due utility payments.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Aid to Distressed Families of East Tennessee: For homeless prevention The City partners with Aid to Distress Families of Appalachian (ADFAC) on the Project Safe program, a program that assists eligible persons with utility payments. The City provides property tax funds to ADFAC for the administration of the City of Oak Ridge Social Services Program (CORSS). ADFAC provides counseling services by a certified social worker to each client prior to providing funds for past due utility payments, and rental assistance.

Ridgeview: Ridgeview has funding to assist those who have a mental health diagnosis with housing stabilization services. These services not only include case management, but also assistance with past due rent and utilities.

Discussion:

No further discussion.

AP-75 Action Plan Barriers to Affordable Housing - 91.220(j)

Introduction:

The regulations for the Annual Action Plan require an explanation of whether the cost of housing or the incentives to develop, maintain or improve affordable housing are negatively affected by public policies, including tax policies, land use controls, zoning ordinances, building codes, fees and charges, growth limits and policies that affect the return on residential development.

Inflation and the risk of another recession continues to be a threat to every aspect of life. The unpredictability of labor, material shortages and rising cost presents unique and ever evolving challenges to the goals as stated in this plan. Policies and actions to counteract the shrinking work force and higher cost of skilled labor will need to be flexible enough to adapt to the changes while providing the best possible outcomes as planned.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment:

The City of Oak Ridge has and continues to be actively involved in issues concerning the housing market. The adoption and enforcement of zoning and subdivision regulations and building codes has shaped the growth of

neighborhoods and influenced the design, quality, and cost of the community's housing stock. The Planning & Development Department administers these policies, which have made Oak Ridge a planned and livable city. During the last several years, City of Oak Ridge officials and staff have been determined to reduce the perception that the regulations and policies are detrimental to residents and residential developers. These policies and the methods to reduce the barriers to affordable, quality housing include:

- Building codes and standards – The City of Oak Ridge has adopted the 2018 International Building Code and International Residential Code as published by the International Code Council
- Building permits and fees – The City of Oak Ridge has an administrative policy D-200 titled Fees and Municipal Services and Supplies Section 2.110, Affordable Housing Fee Adjustments eliminates any zoning fees, moving fee and demolition fee and reduces to \$25.00 the permit fees. Item a, of Section 2.110 will be updated to reference the CDBG target areas utilizing data from the most recent U.S. Census
- Property tax relief – City Council approved a resolution authorizing a local option property tax freeze program for taxpayers 65 years of age or older based on income and ownership of eligible property and other guidelines as set forth in the resolution.
- Increasing knowledge of available programs and resources – The City of Oak Ridge will continue efforts to communicate information concerning available programs and resources through the website and newspaper notices and articles.
- Nationwide affordable housing trends - The private housing market does not generally provide new or updated affordable housing without some type of subsidy. Incentive and older housing units that are affordable often have physical problems that make the units ineligible for financing from private lending institutions.
- Property Maintenance – The City of Oak Ridge continues to enforce the 2018 International Property Maintenance code. This is a minimal property standard that does not often change, which reduces confusion as to what rules apply when maintaining both residential and commercial properties.

Discussion:

In addition to these barriers, many older homes in Oak Ridge available to L/M income residents require financing. These homes typically have several deferred maintenance issues that are identified during a pre-purchase home inspection. The estimated repair costs discourage potential L/M income buyers from becoming homeowners. Methods to address the barriers to affordable housing that are stated above include:

- Use of innovative approaches and cooperative partnerships with other public agencies and private organizations to meet the need for new affordable housing.
- Promote housing rehabilitation programs for older homes so that an increased number of houses meet the 2018 International Property Maintenance Code.
- Implement an effective Neighborhood Improvement Strategy that will improve quality of life of L/M households.
- Proactive public infrastructure and facility improvements to accessibility and safety of residents.

AP-85 Other Actions - 91.220(k)

Introduction:

Planning has been central to the development of the City of Oak Ridge from the very beginning. Early in its history as the centerpiece of the Manhattan Project in World War II, a plan for the development of the city was prepared by Skidmore, Owings and Merrill. A planning commission was established and staff employed when the city was transferred to civilian control and became a public entity after the war. Since then a variety of long range plans and policy documents have been developed. The adoption of a zoning ordinance and subdivision regulations were important milestones along the way. Public guidance of land development activities has become a routine part of local government activity in Oak Ridge.

The 2019 City Blue-Print and its follow-up amendments is all about resident empowerment, neighborhood stabilization and revitalization, pedestrian mobility and public safety. Resident empowerment strategies will focus on employment and life skills training, increasing educational attainment, youth programming to reduce gang and criminal

activity. Public infrastructure and facility improvements will focus on targeted area streets, sidewalks and accessibility projects along with more options to expand and maintain current facilities to meet growing public demand. The neighborhood stabilization strategy will focus on reducing the number of deteriorated and vacant/abandoned properties by offering more housing renovation options via sub-recipient agreements, encouraging resident involvement in neighborhoods, increasing owner-occupied units, and decreasing highly concentrated areas of rentals.

Actions planned to address obstacles to meeting underserved needs:

One of the key obstacles to meeting the underserved needs in the City of Oak Ridge is lack of adequate funding or other non-financial resources to adequately address problems. Insufficient funding precludes the City from appropriately addressing every worthy project and often includes allocating funding at less than an optimal amount.

The City does not fund programs which duplicate the work of other programs.

Non-financial resource limitations include insufficient numbers of trained volunteers or staff to provide expertise and support for programs and language barriers. The City will also partner with the non-profits and others to consolidate resources. The City is part of the TVCOC which works to consolidate resources, financial and non-financial, to meet the needs of all East Tennessee.

Actions planned to foster and maintain affordable housing:

The City of Oak Ridge will continue to regulate residential rental property by creating a city-wide Landlord License, renewing the existing Rental Registration Program for the MDO target area which has the highest concentration of rental property and/or simply using the property maintenance codes to enforcement actions to improve the quality of life in all city. Affordable housing depends healthy diverse neighborhoods that support families and attract new residents. The Planning & Development Department with its non-profit partners will continue to seek new funding opportunities along with existing sources to assist in rehabilitation of homes and encourage construction of new affordable houses in older neighborhoods. The Oak Ridge Land Bank and Oak Ridge Housing Authority have also agreed to partner in development opportunities that will create new affordable housing units in underserved areas.

Actions planned to reduce lead-based paint hazards:

Childhood lead based paint poisoning is a significant problem nationally. On September 15, 2000, HUD regulation (24CFR Part 35) took effect streamlining, modernizing and consolidating all lead-based paint requirements in federally assisted housing to ensure that children are adequately protected from lead poisoning. The regulation prescribes certain action by HUD grantees to identify, stabilize or remove lead-based paint hazards in any housing receiving HUD assistance.

The rule only affects residential structures built before 1978. The scope of activities required by HUD is dependent upon the type of housing impacted and the amount of federal assistance being provided, with rehabilitation activities using in excess of \$25,000 of HUD funds requiring the highest level of treatment.

The City of Oak Ridge includes a detailed and strict requirement in the CDBG sub recipient agreements pertaining to the treatment of lead-based paint. The article of the sub recipient agreement specifies the Lead-Based Paint Poisoning Prevention Act and the HUD Lead-Based Paint Regulations. The City of Oak Ridge also verifies with all sub recipients that information concerning lead-based paint hazards is provided to their clients.

The City of Oak Ridge and partners will continue to address the hazards of lead-based paint in the activities receiving HUD funding, in compliance with the prescribed regulations and for the health, safety and welfare of our citizens.

Actions planned to reduce the number of poverty-level families:

The City's primary tools to address poverty are currently limited to tax policies, social service programs, housing assistance and economic development programs. When these are combined with the provision of life safety programs such as police and fire protection and the construction and maintenance of city infrastructure (streets, parks and utilities) they help create the kind of environment where citizens can concentrate on positive life activities and outcomes (working, taking care of themselves, their families and their property).

The City, in conjunction with other public agencies and private organizations, will seek to provide very low- and low-income households with various opportunities to gain the knowledge, skills and motivation to become fully self-sufficient. The City of Oak Ridge will continue to pursue resources and innovative partnerships to promote the

development of affordable housing, assist with strategies that help with homeless prevention, provide emergency assistance, support health services and transportation; all with the intent of building a community that is empowered to provide a constructive quality of life for all its citizens.

Actions planned to develop institutional structure:

A requirement of the Annual Action Plan is to describe the organizations that assist the City of Oak Ridge to provide the housing and community development-related programs. Institutional structure is defined as the private, public and nonprofit organizations through which a jurisdiction will carry out the Consolidated Plan activities. City of Oak Ridge staff and officials, non-profit organizations, businesses, faith-based organizations, neighborhood groups and citizens are all vital partners in the housing and community development delivery system.

The Knoxville HUD Community Planning and Development (CPD) office provides advice and assistance with statutory and regulatory requirements and technical assistance for the CDBG entitlement program. The Knoxville HUD CPD office also helps with marketing and outreach efforts to promote community development and affordable housing in the East Tennessee region. The Tennessee Housing Development Agency (THDA) provides advice and assistance with statutory and regulatory requirements for the Emergency Solutions Grant (ESG) program. The City of Oak Ridge is also a member of the applicable HUD Continuum of Care (CoC) for our region: TN-512, Claiborne, Blount, Sevier, Campbell, Cocke, Granger, Hamblen, Jefferson, Monroe, Union, and Anderson Counties. The Tennessee Valley Coalition for the Homeless, a regional non-profit, leads our CoC and provides training, outreach and access to other services and data. One example of a benefit from partnering with the CoC is access to regional data in the Homeless Management Information System (HMIS). This information helps the City understand the extent and type of resident need in the community.

Actions planned to enhance coordination between public and private housing and social service agencies:

The City of Oak Ridge Planning & Development Senior Planner or a backup staff person attend monthly TVCOC meetings and coordinates between various public and private agencies that are in attendance as well as other local agencies to better understand the state of our housing situation from an individual family level to an overarching community wide level. In addition to the TVCOC coordination, there are strong relationships between the Oak Ridge Housing Authority (ORHA), Oak Ridge Land Bank (ORLB), the Oak Ridge Chamber of Commerce Housing Committee and the City of Oak Ridge who all believe that housing and well-maintained infrastructure is one of the most critical issues that face the city today. Public meetings regularly reveal that citizens all feel they are concerned about their neighborhoods and attribute the declining housing stock as a major factor in their safety concerns.

The City of Oak Ridge uses CDBG entitlement funds along with the City's general fund dollars to assist with HUD's national goals of the CDBG program. Leadership begins with the City's elected officials and the approval of the Annual Action Plan activities.

Effective program delivery would not be possible without the coordination of Federal, State and local partners. The City of Oak Ridge staff and officials rely on the area non-profit organizations (social service agencies), as well as state and federal officials to provide insight with respect to the needs of our residents. The non-profit organizations in our community are vital partners for the delivery of services and programs to Oak Ridge residents. The organizations throughout the region and particularly here in Oak Ridge work and coordinate together to provide necessary resources to everyone in Oak Ridge who is in need of them.

The Knoxville HUD office continues to be resource that provides advice and assistance with statutory and regulatory requirements, technical assistance, and training for staff and officials to better understand the CDBG entitlement program. The Knoxville HUD office also helps with marketing and outreach efforts to promote community development and affordable housing for the region.

Discussion:

The City of Oak Ridge uses a CDBG committee approach comprised of various community leaders, residents and industry representatives who meet monthly at the Oak Ridge Chamber of Commerce to discuss and develop proposed program activities as part of the public participation process. The City Planning & Development Department is responsible for composing draft plans and reviews based on community feedback and presents to the public and City Council.

This Annual Action Plan PY23/FY24, was directly impacted by a city mal-ware attack that shut down operations for several weeks, but reflects input by city staff, officials, non- profit agencies and residents. The Planning & Development Department was tasked with the responsibility of conducting public meetings, collecting data, documenting the process and drafting the Annual Action Plan.

AP-90 Program Specific Requirements - 91.220(I)(1,2,4)

Introduction:

The City of Oak Ridge does not generate Program Income from CDBG grant.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	<input type="text" value="0"/>
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	<input type="text" value="0"/>
3. The amount of surplus funds from urban renewal settlements	<input type="text" value="0"/>
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	<input type="text" value=""/>
5. The amount of income from float-funded activities	<input type="text" value="0"/>
Total Program Income:	<input type="text" value="0"/>

Other CDBG Requirements

1. The amount of urgent need activities	<input type="text" value="0"/>
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income	<input type="text" value="0"/> (##.##)
Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Actioun Plan.	

Discussion:

No further discussion.



APPENDIX

Consolidated Plan (PY23-25) & Annual Action Plan (PY23/FY24)

- A. SF 424 & Certifications
- B. Public Notices
- C. Fair Housing Community Development
- D. 711 for Telecommunications Relay Services



Total AAP PY2023 Allocation	\$208,666.00
------------------------------------	---------------------

2023 Con Plan / AAP Needs Assessment

16A | FRIDAY, FEBRUARY 17, 2023 | THE OAK RIDGER

All classified ads are subject to the applicable rate card, copies of which are available from our Advertising Dept. All ads are subject to edit, refuse, reject, classify or cancel any ad at any time. Errors must be reported in the first day of publication. The Oak Ridger is not responsible for in or omission of an advertisement. No refunds for early cancellation of order.

Assorted

Stuff

all kinds of things...



Cemetery Lots

Oak Ridge Memorial Park 2 lots side by side. \$3,000 for one, \$5,000 for both. Call 865-765-8243

Your Source

Public Notices

for the latest...



Bids & Proposals

REQUEST FOR QUALIFICATIONS - DEVELOPER SERVICES

The Oak Ridge Housing Authority (ORHA) is soliciting proposals from qualified firms for an indefinite quantity contract (IQC) for the provision of developer services. The RFQ package, which contains the general scope of services, evaluation criteria and submission requirement, is available and can be downloaded from ORHA's website at: www.orha.net

Reponses must be delivered to the ORHA Administrative office at 10 Van Hicks Road, Oak Ridge TN. 37830, and electronic (PDF) submittals emailed to mcastron@orha.net by 4:00 p.m. local time (EST), Thursday February 23, 2023.

Turn your dust into dollars by placing a CLASSIFIED ad!



U.S. Department of Housing and Urban Development (HUD)
Community Development Block Grant (CDBG) Entitlement Program
City of Oak Ridge, Tennessee

PUBLIC NOTICE

Community Needs Assessment Public Meeting

Three (3) Year Consolidated Plan (Program Year (PY) 2023 / Fiscal Year (FY) 2024) through (Program Year (PY) 2025 / Fiscal Year (FY) 2026) and the Annual Action Plan (AAP) PY23 / FY24

The City of Oak Ridge will hold community meetings to obtain citizen input into the development of the City of Oak Ridge CDBG Entitlement Program for the three (3) year Consolidated Plan (CP) for the period July 1, 2023 through June 30, 2026 and the first year Annual Action Plan (AAP) for the period July 1, 2023 through June 30, 2024, which affects the program and funding for housing and community development projects for Community Development Block Grant. Suggestions for potential use of CDBG Entitlement funds will be solicited both verbally and in writing from all interested parties for recommendations on the types of activities to be undertaken to address community needs. CDBG Entitlement funds appropriated for AAP PY23/FY24 are estimated to be \$230,000. These funds must meet HUD National Objectives.

- Attend one or more of the following public community needs assessment meetings:
 - Tuesday, February 21, 2023 at 12:00 pm to 1:30 pm at the City of Oak Ridge Planning & Development Department, 200 S. Tulane Ave Oak Ridge, TN 37830
 - Tuesday, February 21, 2023 at 4:00 pm to 5:30 pm at the City of Oak Ridge Municipal Court Room, 200 S. Tulane Ave. Oak Ridge, TN 37830
 - Saturday, February 25, 2020 at 10:00 am to 11:30 am at the City of Oak Ridge Public Library, 1401 Oak Ridge Turnpike Oak Ridge, TN 37830
- Provide written comments which can be delivered to the City of Oak Ridge, Planning & Development Office 200 S. Tulane Ave. Oak Ridge, TN 37830. You may also email your comments to: Matt Widner mwidner@oakridgetn.gov Office: 865-425-3584

If any non-English speaking persons or persons with mobility, visual or hearing impairments wish to attend the public meetings and have special needs, or who have any questions, please notify the City of Oak Ridge Community Development Office at (865) 425-3584 in advance so that appropriate accommodations may be made.

It is the policy of City of Oak Ridge, TN Government to assure that no person shall, on the grounds of race, color, national origin or sex, as provided by Title VI of the Civil Rights Act of 1964, be excluded from participation in, be denied the benefits of, or be otherwise discriminated against under any of its federally funded programs and activities.

Es la poliza de Gobierno de City of Oak Ridge que ninguna persona sea excluida de participacion o sea negado los beneficios, o sea desicriminado bajo cualquiera de sus programas y actividades financiado con fondos federalas sobre la base de raza, color, origen nacional o sexo, como proveido por el Titulo VI han sido violadas, puede hacer una queja.

711 dialing code for access to Telecommunications Relay Services (TRS). TRS permits persons with a hearing or speech disability to use the telephone system via a text telephone (TTY) or other device to call persons with or without such disabilities.

OT-24521214

PROCLAMATION

WHEREAS, each year since the enactment of the National Fair Housing Law, Title VIII of the Civil Rights Act of 1968, the Federal Government designates April, the anniversary month of said law, as "Fair Housing Month"; and

WHEREAS, because fair housing is consistent with the principle of equality and justice for all – a principle upon which our nation was founded – all of us should share in the fight to ensure that fair housing is a reality for all Americans; and

WHEREAS, fair housing is the policy of the City of Oak Ridge. On April 21, 1969, the Oak Ridge City Council adopted a Fair Housing Ordinance, which was one of the first of its kind in the State of Tennessee; and

WHEREAS, implementation of that policy requires the continuing positive commitment, involvement, and support of each one of our citizens.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF OAK RIDGE, TENNESSEE, that the month of April, 2023 be proclaimed

FAIR HOUSING MONTH

in the City of Oak Ridge, Tennessee, and that all Oak Ridgers be urged to join in reaffirming the obligation and commitment to fair housing opportunities for all.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Great Seal of the City of Oak Ridge to be affixed, this the 10th day of April in the year 2023.



WARREN L. GOOCH, MAYOR

Fair Housing Activities *(attachment)*

Identified Impediments to Fair Housing with corresponding activities to address AI findings:

1. Lack of awareness and education about Fair Housing laws and the process for discrimination complaints

- a. The City permanently displays current HUD Fair Housing posters in both English and Spanish throughout the Municipal Building and other facilities that are frequently occupied by the public.
- b. The City Mayor publically announced and signed an annual FAIR HOUSING PROCLAMATION on 21 April 2020 at the City Council regular meeting.
- c. The Utility Business Office (UBO) displays scrolling digital media at the customer counter for the entire month of April to support awareness and City point of contact information.
- d. Throughout the month of April each year, the City prints Fair Housing information on the utility statement cards that is sent to all utility customers
- e. Every April, Oak Ridge City Schools promote and educate students on the meaning of Fair Housing and equal opportunity law.
- f. Public Notices for CDBG and other housing related programs are advertised in the local newspaper, social media and the City's official web page affirming non-discrimination against anyone based on race, color, sex, gender, religion, national origin, age, familial status, related medical condition or disability.
- g. Public comment and public meeting events are scheduled at variance times throughout the day to accommodate work/school schedules in both the municipal building and community centers located in minority populated neighborhoods. Con Plan PY20-22 & AAP PY20/FY21 – Held 3 Needs Assessment Public Meetings for input were held on Monday, February 3, 2020 from noon-1:30 pm at the City Municipal Building; Wednesday, February 5, 2020 from 3:00 – 4:30pm at the O.R. Scarboro Center; Friday, February 7, 2020 at the OR Public Library. The 30-day comment period for the City of Oak Ridge CDBG Con Plan PY20-22 and the Annual Action Plan (PY20/FY21) to include COVID 19 funding began on Monday, October 19, 2020 and ended on Thursday, November 19, 2020. A public hearing was held on Monday, December 14, 2020 at 7:00 p.m. during the City of Oak Ridge Council meeting at the Oak Ridge Municipal Building. The City has bi-lingual staff members that assists as required to translate documents and interpersonal contact with non-English speaking persons.
- h. The City's Board of Building and Housing Code Appeals (BBHCA) has been appointed to review Fair Housing complaints and work with the Oak Ridge Housing Authority along with other non-profit housing partners to ensure everyone is able to recognize and refer Fair Housing issues to the appropriate agency.
- i. City Community Development staff have engaged civic and neighborhood watch groups as best as possible during the pandemic to educate and receive feedback on numerous housing issues to include Fair Housing concerns.

2. Accessibility Issues for people with physical disabilities

- a. The City works with ADFAC to provide quality control inspections on Emergency Repair Program accessibility projects as well as the Oak Ridge Housing Authority renovations.
- b. Accessibility improvements were included in the new Main Street Mall mixed use residential/commercial development through plan review, permitting and inspection activities.

3. No transitional housing is available for individuals and families who are in emergency or crisis situations

- a. There is no shelter in Oak Ridge or Anderson County, but the City has partnered with Trinity Out-Reach Center of Hope (TORCH) to provide emergency solutions for transitional housing challenges.

4. No fixed public transportation options for citizens to access resources

- a. The City of Oak Ridge does not have a public transportation system but does contract with East Tennessee Human Resources Agency (ETHRA) Transportation Services to provide public transportation on a one time or scheduled reoccurring basis to anyone needing this service at a discounted rate. The City funds a taxi cab fare coupon for reduced cost of private transportation to eligible citizens.



Consumer Guide

711 for Telecommunications Relay Service

The Federal Communications Commission adopted use of the 711 dialing code for access to Telecommunications Relay Services (TRS). TRS permits persons with a hearing or speech disability to use the telephone system via a text telephone (TTY) or other device to call persons with or without such disabilities. For more information about the various types of TRS, see the FCC's consumer guide at www.fcc.gov/guides/telecommunications-relay-service-trs, or visit the website of our Disability Rights Office (DRO) at www.fcc.gov/disability.

Making TRS Calls

If you want to call someone using TRS, use your TTY or dial 711 on your telephone, and you will automatically be connected to a TRS operator. If you're a TRS user traveling out of state and want to make a call, there is no longer a need to learn the state's TRS provider's telephone number. Just dial 711. It's fast, functional and free.

The 711 code is not just for use by persons with disabilities. Both voice and TRS users can initiate a call from any telephone, anywhere in the United States, without having to remember and dial a seven or ten-digit access number. For persons who have been using TRS for years, the convenience of dialing three digits is obvious.

711 dialing access does not work for Video Relay Service (VRS), Internet Protocol (IP) relay or IPCTS Relay calls, because such calls are initiated through the Internet. Hearing persons initiating a VRS or IP Relay call may do so by calling a provider's 800 number. IPCTS users just call their party directly, and a Communications Assistant (CA) is automatically connected to the call.

Dialing 711 from a Private Branch Exchange

FCC rules require all telephone companies (including wireline, wireless and payphone providers) that operate private branch exchanges (PBXs) to implement three-digit 711 dialing for access to TRS. A PBX is a private telephone system within an organization that switches calls between internal users and allows users to share a certain number of external phone lines. PBX operators are required to modify their equipment to enable 711 dialing to ensure that everyone benefits from abbreviated dialing and consumers have easy access to TRS.

Callers from locations served by PBXs may be required to dial 9 or another prefix before entering the 711 code or placing an outside call. The FCC encourages PBX operators to work with telephone companies and TRS providers to facilitate 711 dialing for users.

The FCC determined that providers of interconnected Voice over Internet Protocol (VoIP) service also must offer 711 abbreviated dialing.



911 and 711

Dialing 911 is the most familiar and effective way Americans have to find help in an emergency. The Americans with Disabilities Act (ADA) requires all Public Safety Answering Points (PSAPs) to provide direct, equal access to their emergency response services for people with disabilities who use TTYs or other devices. Therefore, in the event of an emergency, TTY users should call 911 directly and not make a TRS call via 711.

If you are unable to reach a TRS operator by dialing 711, you can file a complaint with the FCC. There is no charge for filing a complaint.

Filing a complaint

You have multiple options for filing a complaint with the FCC:

- File a complaint online at <https://consumercomplaints.fcc.gov>
- By phone: 1-888-CALL-FCC (1-888-225-5322); TTY: 1-888-TELL-FCC (1-888-835-5322); ASL: 1-844-432-2275
- By mail (please include your name, address, contact information and as much detail about your complaint as possible):

Federal Communications Commission
Consumer and Governmental Affairs Bureau
Consumer Inquiries and Complaints Division
445 12th Street, S.W.
Washington, DC 20554

Accessible formats

To request this article in an accessible format - braille, large print, Word or text document or audio - write or call us at the address or phone number at the bottom of the page, or send an email to fcc504@fcc.gov.

Last Reviewed 11/7/15

